



# 1609 13 Avenue Calgary Alberta

\$749,900

Whether you are seeking an urban lifestyle with convenient commuting options, or looking for the best schools for your children, this townhouse is perfect for you! Nestled in a tree-lined street of the coveted community of Sunalta, its prime location offers unparalleled convenience, with all amenities within walking distance, highlighted with minutes of walking from the downtown core, 5-minute walk to Sunalta C-train station, and walk distance to the top-ranked public elementary (Sunalta) and high schools (West Canada), and the most trendy 17 Ave, where you can enjoy nightlife with friends in pubs, restaurants, and recreation centres. The 3+1 bedroom unit is close to Royal Sunalta Park, Bow River pathways, and only two blocks away from the community tennis courts. This stunning three-story home boasts 2078 square feet, plus a 600-square-foot finished lower level, providing nearly 2400 square feet of total living space. The unit features an open floor plan, 9-foot ceilings (flat ceiling in main floor and 3rd floor), engineered hardwood flooring throughout the main level, and built-in speaker on 3 levels. The contemporary white kitchen offers Siltstone quartz countertops, a gas stove, and a built-in microwave. The bright living room features a fireplace and patio door. The second level has two generously sized bedrooms, each with its own walk-in closet, and a 4-piece bathroom, and a spacious laundry room with a sink and ample storage space. The primary bedroom on the third floor is a private oasis, featuring a luxurious 5-piece bath and a huge walk-in closet. The basement is fully finished with a wet bar, a recreation room, and a 3-piece bath. The flex room works as an exercise room or yoga space, or could easily be converted into a fourth bedroom. Blended style with functionality, this residence offers you urban style and the pulse of the city in contemporary living...

Bedroom 13.50 Ft x 15.00 Ft

Bedroom 9.83 Ft x 10.58 Ft

4pc Bathroom 11.50 Ft x 5.58 Ft

Laundry room 13.25 Ft x 5.92 Ft

5pc Bathroom 17.25 Ft x 13.50 Ft

Primary Bedroom 17.25 Ft x 13.50 Ft

Bedroom 12.75 Ft x 11.17 Ft

Other 9.25 Ft x 4.00 Ft

Recreational, Games room 12.75 Ft x 16.17 Ft

Living room 13.33 Ft x 13.17 Ft

Kitchen 13.33 Ft x 12.33 Ft

Dining room 13.33 Ft x 8.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Mirror**

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Other 14.25 Ft x 5.75 Ft

2pc Bathroom 6.50 Ft x 3.17 Ft

3pc Bathroom 8.75 Ft x 5.25 Ft