



## 2617 12 Avenue Calgary Alberta

\$534,900

Step into this stylish front-facing townhouse, built in 2019 and located in the lively Albert Park/Radisson Heights neighborhood. The open-concept main floor is bathed in natural light, showcasing the welcoming kitchen with its chic island--perfect for gatherings. Relax in the spacious living area, ideal for cozy evenings or lively get-togethers, and enjoy the seamless flow between indoor and outdoor spaces. Upstairs, two beautifully designed primary bedrooms offer peaceful retreats, each with its own modern en-suite bathroom for a touch of luxury. The versatile basement is ready for whatever you need--be it a home office, gym, or guest suite, offering flexibility to match your lifestyle. Outside, a charming community garden and stunning downtown Calgary views enrich your everyday experience, providing a serene escape and vibrant city backdrop. With elegant flooring, sleek quartz countertops, and stainless-steel appliances, every detail has been thoughtfully designed to create a contemporary and inviting atmosphere you'll be excited to call home. (id:6769)

4pc Bathroom 9.50 Ft x 5.00 Ft

Bedroom 11.50 Ft x 9.83 Ft

Recreational, Games room 15.50 Ft x 16.58 Ft

Furnace 5.00 Ft x 12.83 Ft

2pc Bathroom 5.17 Ft x 9.58 Ft

Dining room 9.25 Ft x 14.08 Ft

Kitchen 8.83 Ft x 14.08 Ft

Living room 13.92 Ft x 13.42 Ft

4pc Bathroom 12.33 Ft x 6.92 Ft

4pc Bathroom 4.92 Ft x 9.50 Ft

Bedroom 12.50 Ft x 9.92 Ft

Primary Bedroom 12.00 Ft x 12.33 Ft

Listing Presented By:



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