



531 23 Avenue Calgary Alberta

\$519,900

Welcome to this stunning two storey townhome located on a quiet street in the heart of desirable Mount Pleasant. Thoughtfully designed with style and practicality, this home is ideal for professionals, young families, or those looking to downsize without compromising on quality or comfort. Step inside and discover an inviting open concept living space with refinished hardwood flooring and oversized windows inviting warm natural light. The kitchen is a dream come true, with expansive granite countertops, centre island with a breakfast bar, stainless steel appliances, numerous maple cabinets and a pantry. Open from the kitchen, the living and dining rooms highlight a gas fireplace, with plenty of room for furniture placement, knock-down ceilings with recessed pot lighting and sliding glass doors leading to a sunny south balcony. A welcoming front entry, with closet and a stylish 2-piece bath completes the main floor. The second level offers 2 well appointed spacious primary bedrooms, each with its own private ensuite for added comfort. The principal suite serves as a serene retreat with expansive windows, a spacious walk-in closet and a five piece "spa" ensuite. The sizeable second bedroom is ideal for shared living arrangements, children or a home office with a 3-piece ensuite. The lower level hosts a new furnace and laundry facilities in an area with roughed-in plumbing for a bathroom and a future space for a recreation room, bedroom and extra storage. On cold, snowy days, you will appreciate the enclosed parking garage behind the complex. Enjoy the vibrant community by walking to popular cafes and restaurants, outdoor swimming, schools, public transit and a welcoming community centre. This townhome seamlessly combines inner-city convenience with the welcoming charm of a well-established neighbourhood. (id:6769)

Primary Bedroom 13.83 Ft x 13.42 Ft

5pc Bathroom 10.50 Ft x 6.25 Ft

Bedroom 14.50 Ft x 10.17 Ft

3pc Bathroom 10.17 Ft x 5.08 Ft

Laundry room 15.00 Ft x 6.00 Ft

Living room/Dining room 20.08 Ft x 13.83 Ft

Kitchen 15.42 Ft x 12.00 Ft

2pc Bathroom 5.00 Ft x 3.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<http://www.brooksrealestategroup.ca/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca