



# 1539 33 Avenue Calgary Alberta

\$679,000

Exceptional inner-city townhouse with top-notch construction. This home features DOUBLE MASTER bedrooms, each with its own ENSUITE bath, and a THIRD BEDROOM on the second level that can be used as an office or guest room. The basement includes a FLEX SPACE that can be used as a gym, office or additional bedroom and the entire unit is equipped with AIR CONDITIONING. Enjoy a massive ROOFTOP PATIO perfect for private gatherings and sunbathing on warm summer days. The property boasts upgraded lighting, high-quality JennAir STAINLESS STEEL APPLIANCES, ENGINEERED HARDWOOD FLOORING, and more! The oversized single attached garage accommodates both a car and a motorcycle. With a well-designed layout, including 3+1 bedrooms and 3.5 bathrooms, this townhouse is within walking distance to amenities, schools, MARDA LOOP shopping district, diverse restaurants, and parks. A beautifully designed home in a prime location--don't miss out! (id:6769)

Kitchen 14.17 Ft x 9.00 Ft  
Dining room 14.17 Ft x 9.15 Ft  
Bedroom 14.17 Ft x 9.15 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 14.17 Ft x 12.42 Ft  
Bedroom 14.17 Ft x 9.67 Ft

3pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Other .00 Ft x .00 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Living room 14.17 Ft x 12.34 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

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