



# 1616 24 Avenue Calgary Alberta

\$599,000

Welcome to this beautiful and contemporary end unit townhouse located in the heart of Capitol Hill. This stunning home boasts 9-foot ceilings, elegant hardwood floors, and an abundance of natural light throughout. Step into the expansive living room with fireplace, perfect for entertaining or relaxing after a long day. The modern kitchen features a spacious island, quartz countertops, and stainless steel appliances. The upper level offers a large primary bedroom complete with a luxurious 5-piece ensuite and private balcony. An additional secondary bedroom also includes a 4-piece ensuite, and the convenience of an upstairs laundry room adds to the home's functionality. The lower level features an extra bedroom with its own 3-piece ensuite, providing ample space for guests, a home office or gym. An attached single garage ensures your vehicle is always secure and easily accessible. Located adjacent to Confederation Park, this townhouse offers immediate access to walking and biking pathways, a golf course, and more. This property is perfectly situated near the University of Calgary, SAIT, and Alberta University of the Arts. This property is a short commute from Calgary's Downtown Core, making it the perfect opportunity for a young professional. Don't miss out on this exceptional property in a prime location! (id:6769)

Bedroom 11.75 Ft x 7.92 Ft  
 3pc Bathroom 6.08 Ft x 5.58 Ft  
 Furnace 6.42 Ft x 4.92 Ft  
 Living room 16.67 Ft x 9.67 Ft  
 Kitchen 11.42 Ft x 10.92 Ft  
 Dining room 10.50 Ft x 9.25 Ft  
 Foyer 5.08 Ft x 5.00 Ft

2pc Bathroom 5.75 Ft x 2.58 Ft  
 Primary Bedroom 12.50 Ft x 10.92 Ft  
 5pc Bathroom 10.00 Ft x 8.08 Ft  
 Bedroom 10.17 Ft x 8.17 Ft  
 4pc Bathroom 8.08 Ft x 4.92 Ft  
 Laundry room 5.83 Ft x 2.83 Ft

Listing Presented By:



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