



## 214216 99 Avenue Calgary Alberta

\$1,799,000

Rare Opportunity to Own a Full Side-by-Side Duplex in the Highly Desirable Willow Park Neighborhood Presenting an exceptional opportunity to acquire a BRAND NEW BUILT with LEGAL BASEMENT SUITES & Both have SEPARATE DOUBLE DETACHED GARAGE in one of Calgary's most sought-after inner-city communities. Perfect as a investment property or a multi-generational home, this property offers versatile living options. Live in one side and rent out the other, or lease both for maximum income potential. Nestled on a serene, tree-lined street and situated on a bright south-facing lot, this home is just a few blocks from all the amenities and quick access to downtown and all transportation routes. Each side of duplex features this stylish, contemporary home with an open concept floor plan is bathed in natural light highlighting the high-end finishes, gleaming floors and lavish designer style. The bright living room overlooks the street with a casually elegant vibe that invites you to sit back and relax. Culinary adventures are inspired in the chef's dream kitchen featuring premium quartz countertops and stainless-steel appliances including an electric stove, a large island, a plethora of cabinets and overlooking the adjacent dining room. Off the rear entrance is a handy mudroom with built-ins to hide away bags, jackets and shoes. Ascend the beautiful staircase illuminated by elegant lighting to the upper floor. The primary bedroom is an opulent oasis with an expansive walk-in closet and a luxurious ensuite boasting the vanity, a deep soaker tub and an oversized shower. Both additional bedrooms on this level are generously sized and share the 4-piece main bathroom. An upper-level laundry room further adds to your convenience. Step down to the fully finished basement with a separate entrance. A 4th bedroom and another full bathroom with separate laundry finishes the basement. The ch...

4pc Bathroom 9.00 M x 4.11 M  
4pc Bathroom 8.11 M x 8.20 M  
Bedroom 9.11 M x 11.40 M  
Bedroom 10.40 M x 11.90 M  
Primary Bedroom 13.80 M x 14.30 M  
Other 8.60 M x 10.30 M

Primary Bedroom 13.80 M x 14.30 M  
Other 8.70 M x 10.30 M  
4pc Bathroom 9.90 M x 4.11 M  
Bedroom 12.10 M x 9.90 M  
Kitchen 14.40 M x 7.70 M

Recreational, Games room 14.70 M x 10.20 M

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

Listing Presented By:



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RE/MAX iRealty Innovations

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**(CENTRAL)**

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4pc Bathroom 9.00 M x 4.11 M  
4pc Bathroom 9.10 M x 8.10 M  
Bedroom 10.00 M x 11.80 M  
Bedroom 10.40 M x 11.90 M

Furnace 5.50 M x 6.20 M  
Furnace 5.70 M x 6.30 M  
4pc Bathroom 9.50 M x 4.11 M