



## 2805 4 Avenue Calgary Alberta

\$769,900

Welcome to your dream home! This stylish contemporary half duplex offers a perfect blend of comfort and modern living, featuring a total of 3+1 bedrooms and 3.5 baths. Step inside to discover a bright and inviting open concept floor plan with large windows bring in an abundance of natural light, and hardwood floors that carry throughout the main level. Overlooking the living and dining spaces, the kitchen boasts stainless-steel appliances, granite countertops, a generous centre island--perfect for cooking and entertaining. Ample storage, including pantry cabinets and a wine rack, ensures you have all the space you need to stock up on kitchen supplies, yet ensures your counters are clutter free. Retire to a zen-like primary bedroom, where relaxation awaits. A generous walk-in closet is paired with a stylish ensuite bath that boasts the luxury of a jacuzzi tub. 2 more spacious bedrooms and a full bath complete the 2nd floor. The fully finished basement is ideal for a family, featuring an additional bedroom, a full bath, and an expansive family room made cozy by a charming corner gas fireplace--perfect for movie nights with the kids. This home has been meticulously updated with fresh paint and new carpet, ensuring a move-in-ready experience. Step outside to a charming south facing patio, an ideal setting for your outdoor dining aspirations--enjoy meals beneath the stars! Embrace an active lifestyle with the scenic walking paths of Parkdale Blvd and the picturesque banks of the Bow River just moments away. Explore nearby parks and playgrounds, including Karl Baker Off-leash Park, a place to let your furry friends play. Convenience is at your fingertips--only minutes from downtown Calgary, the University of Calgary, Foothills and Children's Hospitals, Market Mall, and North Hill Centre. Enjoy nearby tennis, golf, and countless amenities to enhance your lifestyle. (id:6769)

Family room 21.17 Ft x 13.33 Ft

Laundry room 13.50 Ft x 7.00 Ft

Bedroom 11.00 Ft x 7.50 Ft

3pc Bathroom 13.50 Ft x 5.50 Ft

Kitchen 13.00 Ft x 12.00 Ft

Dining room 12.00 Ft x 7.50 Ft

Foyer 7.67 Ft x 6.83 Ft

2pc Bathroom 5.67 Ft x 4.67 Ft

Primary Bedroom 14.50 Ft x 13.00 Ft

Bedroom 11.67 Ft x 10.33 Ft

Bedroom 12.67 Ft x 10.00 Ft

4pc Bathroom 7.50 Ft x 7.00 Ft

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

Listing Presented By:



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(CENTRAL)**

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Living room 17.17 Ft x 14.00 Ft

4pc Bathroom 8.33 Ft x 7.00 Ft