



7040 34 Avenue Calgary Alberta

\$495,900

Experience contemporary living at its finest in this beautifully designed townhouse -- a fantastic choice for first-time buyers or investors seeking a prime location. Enjoy sweeping ridge views and convenient access to downtown Calgary and the majestic Rockies. The bright, south-facing patio invites you to start your mornings in the sun, while the versatile front room offers the perfect setup for a home office, workout space, or quiet retreat. A stylish powder room and direct access to the attached single garage add everyday functionality. The open-concept main level is flooded with natural light, showcasing a modern kitchen with full-height cabinets, stainless steel appliances, and an oversized island with seating -- perfect for entertaining or casual meals. Step onto the private balcony, equipped with a built-in gas line for your BBQ, making outdoor dining a breeze. Upstairs, you'll find two spacious bedrooms, each featuring its own ensuite bath and dual closets, along with a convenient laundry area and linen storage. This well-planned community offers ample visitor parking (including EV charging), a children's playground, and is located just minutes from Bow Valley Crossing, Superstore, Trinity Hills, and the Calgary Farmers' Market. With thoughtful features and a location that strikes a balance between nature and urban access, this is an ideal opportunity to live or invest in one of Calgary's most desirable areas. (id:6769)

Primary Bedroom 10.67 Ft x 12.08 Ft
 Bedroom 10.75 Ft x 10.00 Ft
 3pc Bathroom 5.92 Ft x 8.00 Ft
 4pc Bathroom 5.92 Ft x 7.17 Ft
 Laundry room 3.50 Ft x 3.33 Ft
 Den 8.75 Ft x 8.00 Ft

2pc Bathroom 2.92 Ft x 6.58 Ft
 Foyer 4.00 Ft x 5.25 Ft
 Living room 13.00 Ft x 12.50 Ft
 Dining room 10.00 Ft x 13.83 Ft
 Kitchen 13.00 Ft x 12.50 Ft
 Other 6.58 Ft x 5.75 Ft

Listing Presented By:



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