



# 1614 16 Avenue Calgary Alberta

\$775,000

**\*OPEN HOUSE SAT, OCT 5, 1-3PM\* STEPS FROM 17TH AVENUE W/ PRIVATE ROOFTOP PATIO.** This like-new front unit townhome has been fully updated in 2024, boasting stylish design finishes, 9 ft ceilings, large windows, engineered hardwood, and more! Stepping through the front door, you'll be welcome by beautiful slate tile and a large entry-way closet. The main level's open floor plan flows from a family room w/ built in banquet, through to the dining area, and into the trendy chef's kitchen w/ gas stove. Off the kitchen is a walk-in pantry and 2pc bath. The eye-catching feature wall along the staircase is sure to draw you upstairs to the second floor where you'll first find a bedroom w/ walk-in closet and 4pc ensuite bath. The laundry room off the hall includes a stacked washer/dryer and plenty of storage. The primary suite includes a large south facing window, walk-in closet, and spa-like ensuite with double vanity, rain shower, water closet, and heated floors. On the third floor you'll be "wowed" by a functional flex space and access to the beautiful SW facing rooftop patio - a private oasis in the Beltline, complete with BBQ hookup. A fully developed basement completes this home with a third bedroom, 4pc bath, and media room. Basement includes access to the utility room, fully outfitted w/ furnace, hot water heater, central A/C, and central vacuum system. Outside you'll find low-maintenance landscaping and access to detached private single garage w/ workbench. This functional, stylish Sunalta home is close to just steps away from 17th Avenue with access to restaurants, coffee shops, shopping, and more - the perfect place for a professional couple or young family to call home! (id:6769)

Laundry room 7.50 Ft x 3.08 Ft  
 Other 7.17 Ft x 4.67 Ft  
 Other 5.17 Ft x 4.92 Ft  
 Primary Bedroom 11.92 Ft x 10.67 Ft  
 Bedroom 11.17 Ft x 10.58 Ft  
 4pc Bathroom 9.08 Ft x 8.25 Ft  
 4pc Bathroom 10.58 Ft x 4.92 Ft  
 Bonus Room 11.67 Ft x 10.33 Ft

Furnace 6.67 Ft x 4.67 Ft  
 Bedroom 10.42 Ft x 10.08 Ft  
 4pc Bathroom 7.92 Ft x 6.50 Ft  
 Living room 12.33 Ft x 11.42 Ft  
 Dining room 14.67 Ft x 13.17 Ft  
 Kitchen 11.17 Ft x 8.50 Ft  
 Foyer 5.58 Ft x 4.92 Ft  
 Pantry 5.17 Ft x 5.00 Ft

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

Listing Presented By:



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**CIR**

**REALTY**

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Media 14.92 Ft x 10.42 Ft  
Furnace 14.92 Ft x 5.33 Ft

2pc Bathroom 5.08 Ft x 4.92 Ft