



# 1312 154 Avenue Calgary Alberta

\$399,900

Introducing a stunning townhouse that is ready for its new owners ! This exquisite property offers a range of top notch features that are sure to captivate your attention. Step inside and be greeted by the elegance of hardwood floors that adorn the entire space, creating a warm and inviting atmosphere. The beautiful kitchen boasts quartz counters, providing a sleek and modern surface that is both durable and aesthetically pleasing. With stainless appliances at your fingertips, cooking becomes a joyous experience. Whether you're a seasoned chef or a casual cook, this kitchen is designed to cater to your culinary needs. A dining space just off the kitchen creates the open concept living that is perfect for entertaining. Imagine cozy evenings spent curled up by the gas fireplace, creating a relaxing ambiance that adds a touch of sophistication to your living space. It's the perfect spot to unwind and enjoy a good book or gather with loved ones for memorable conversations. The large south facing windows provide an abundance of natural light and look out onto the courtyard of the complex. Upstairs, the primary bedroom is a spacious retreat, offering ample room for relaxation and tranquility. With its generous size, you can easily create a personal sanctuary that reflects your unique style and preferences. A nice sized walk-in closet is an added bonus for this space. The second bedroom is perfect for guests, a roommate, or family members that want a large space to themselves. A functional 4 piece bathroom finished off the upper level. One of the many highlights of this townhouse is its location. Nestled against a serene courtyard/greenspace, you can revel in the beauty of nature right at your doorstep. Imagine waking up to the peaceful sounds of birds chirping and enjoying your morning coffee in the fresh air. It's a rare opportunity to have both the comforts of modern...

Primary Bedroom 8.58 Ft x 15.92 Ft  
Bedroom 10.67 Ft x 14.92 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Den 8.50 Ft x 9.17 Ft  
Laundry room 6.58 Ft x 12.58 Ft

Kitchen 7.75 Ft x 8.00 Ft  
Dining room 7.00 Ft x 10.58 Ft  
Living room 9.25 Ft x 13.50 Ft  
2pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REALTY INNOVATIONS

<http://www.alisonmarshall.ca>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca