



1721 1 Avenue Calgary Alberta

\$849,900

Nestled along one of Hillhurst's most favoured streets, this distinctive, tailor-made residence beckons its fortunate new residents. Its charming exterior captivates with a welcoming front veranda leading to a tiled entryway with a convenient walk-in closet. Discover the choice between a formal dining room or living area, complemented by a two-piece bathroom. Ascend to the heart of the home, a two-storey vaulted great room offering a bespoke kitchen featuring a walk-in pantry and central island. Sunlight dances through a stained glass mosaic depicting the iconic NYC skyline, infusing the space with warmth and character. Step through patio doors onto a south-facing deck, leading to a serene concrete patio and access to the insulated, dry-walled garage. Upstairs, the primary bedroom awaits with a generous walk-in closet and a luxurious six-piece ensuite offering dual sinks, a shower with body wash feature, and an indulgent soaker tub. Conveniently adjacent, find the laundry room. The lower level is fully developed with a spacious family room, games area, and another full bathroom. Extras include air conditioning and rough-in for in-floor heating. Enjoy the convenience of residing in a sought-after community and being within walking distance of Riley Park, Kensington's vibrant amenities, all levels of schools, shopping, downtown, public transit, and the Bow River pathway system. (id:6769)

Primary Bedroom 14.00 Ft x 14.00 Ft

Other 7.92 Ft x 4.42 Ft

6pc Bathroom 14.92 Ft x 9.92 Ft

Laundry room 5.08 Ft x 4.25 Ft

Family room 20.00 Ft x 13.92 Ft

Recreational, Games room 18.00 Ft x 12.50 Ft

3pc Bathroom 8.58 Ft x 7.92 Ft

Furnace 10.00 Ft x 8.00 Ft

Storage 7.92 Ft x 6.83 Ft

Foyer 6.92 Ft x 5.42 Ft

Dining room 19.42 Ft x 10.42 Ft

Other 14.33 Ft x 12.67 Ft

Pantry 3.92 Ft x 3.92 Ft

Family room 18.92 Ft x 11.00 Ft

2pc Bathroom 6.92 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Central)

<http://www.cardinalbyramage.com/>



Real Estate Professionals Inc.

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

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