



308 26 Avenue Calgary Alberta

\$849,900

Well located inner city property, over 1900 square feet, 2 Storey built in 2013. Walk in the door is a 9 feet ceiling, large Livingroom, south facing with bright natural lights, further in, an opening kitchen with island, granite counter top, extended full length of kitchen cabinet throughout, kitchen pantry, and over looking to the family room, with gas fire place and stone facing, back door to a large deck with gas line for BBQ oven. Back into the staircase upper level, primary bedroom with walk in closet, Master Ensuite with jetted tub, separated shower, his and her sink, skylight for natural lighting, an extra door to the front balcony. Back to the hall way, another skylight to shine your way to a main bath, Laundry room, 2 good size bedroom. On your way down to the basement, there is a 2 pieces bathroom for the main floor guesses, down to the basement, you will note a large recreational room, including a dry Bar, a large size bedroom, another 4 pieces bathroom. the house is freshly painted, brand new flooring all the way from top floor to the bottom floor, quality fixtures, pot lights, iron railings, ready for move in. (id:6769)

Bedroom 13.67 Ft x 12.00 Ft

Recreational, Games room 15.33 Ft x 30.75 Ft

Furnace 6.17 Ft x 18.00 Ft

4pc Bathroom 5.08 Ft x 7.83 Ft

Living room 14.92 Ft x 15.75 Ft

Kitchen 16.00 Ft x 15.75 Ft

2pc Bathroom 5.00 Ft x 5.08 Ft

4pc Bathroom 10.42 Ft x 4.08 Ft

5pc Bathroom 10.50 Ft x 11.58 Ft

Bedroom 12.17 Ft x 15.67 Ft

Bedroom 9.92 Ft x 11.67 Ft

Primary Bedroom 14.50 Ft x 12.58 Ft

Other 5.17 Ft x 8.58 Ft

Dining room 14.50 Ft x 12.83 Ft

Listing Presented By:



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