



## 3303 21 Avenue Calgary Alberta

\$785,000

NOW SELLING - 3 STORY LUXURY TOWNHOMES | 4 UNITS AVAILABLE | UNDER CONSTRUCTION IN KILLARNEY! Proudly built by Mainstream Developments, these stunning three-storey townhomes offer the perfect blend of luxury, function, and location. Situated on a quiet, tree-lined street in the highly desirable inner-city community of Killarney, each unit features 3 above grade levels, a fully finished basement, rooftop patio, and over 2,200 sq ft of developed living space. The open-concept main floor showcases modern finishes including wide luxury vinyl plank flooring, a gas fireplace, and a chef-inspired kitchen with quartz countertops, full height kitchen cabinets and a gas stove. On the second floor, you'll find two spacious bedrooms, each with its own full bathroom, custom closets plus a full laundry area. The third floor is dedicated to a luxurious primary suite, complete with a large walk-in closet, a spa-like ensuite, and access to your private rooftop patio--perfect for entertaining or unwinding with city views. The basement comes fully finished with a spacious Rec Room, a large bedroom and a full 3pc bathroom. With construction well underway, this is your opportunity to secure a brand-new luxury townhome in one of Calgary's most sought-after neighbourhoods. Perfectly situated steps away from parks, schools and more. For leisure the Shagnappi Golf Course, Killarney Rec Centre and 17th Avenue's dining & shopping scene is just minutes from your door! Presales available now--don't miss out! \*Interior photos are for illustration purposes only, finishes may vary. (id:6769)

Bedroom 19.42 Ft x 10.17 Ft

Primary Bedroom 14.33 Ft x 9.83 Ft

3pc Bathroom 8.25 Ft x 5.00 Ft

3pc Bathroom 8.25 Ft x 8.17 Ft

Bedroom 12.50 Ft x 10.33 Ft

3pc Bathroom 13.67 Ft x 6.75 Ft

Bedroom 13.17 Ft x 12.25 Ft

Recreational, Games room 15.50 Ft x 17.17 Ft

3pc Bathroom 7.92 Ft x 4.92 Ft

Furnace 7.33 Ft x 6.58 Ft

Dining room 12.42 Ft x 9.08 Ft

Living room 12.83 Ft x 10.67 Ft

Kitchen 12.83 Ft x 11.83 Ft

2pc Bathroom 6.17 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



**Real Estate Professionals Inc.**

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