



306 14 Avenue 2 Calgary AB

\$424,900

Townhouse in the heart of Crescent Heights. Open floor concept with features including hardwood floors, gas fireplace with built in cabinet. Oak kitchen has full stainless steel appliances, dual sinks and a large breakfast nook. There is also a formal dining room, main floor 2 piece bathroom and large windows and back door onto the private fenced back yard. The master bedroom is huge with a walk-in closet and cheater door onto 5 piece main bathroom. Second bedroom is good size. Upstairs Laundry. Basement has just been dry walled and painted and only requires carpet for a fully finished recreation/games room. Bathroom roughed in. Lot's of storage space. New furnace a& Hot Water Tank. Indoor parking with common garage. Super location and close to transit, shopping, green space and much more. Home shows well. Please see full Virtual Tour. Vacant & Price Reduced to Sell!

Living Room 13'1" x 11'4"

Kitchen 13'4" x 8'1"

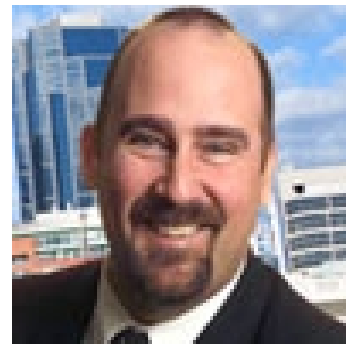
Dining Room 7'1" x 7'3"

Master Bedroom 15' x 14'2"

Bedroom 10'1" x 10'8"

Recreation Room 19'3" x 15'9"

Storage Room 7'9" x 6'1"



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