



10 St Julien Drive Calgary Alberta

\$845,000

Nestled in the quiet enclave of Brighton Court, this beautifully maintained Brownstone townhouse blends timeless design with modern convenience -- all in the heart of Marda Loop, one of Calgary's most vibrant communities. Offering over 2,247 sq. ft. of developed living space, the home features 3 bedrooms + office, 3.5 baths, and an inviting lower-level family room. Expansive windows and 9-ft ceilings fill the interior with natural light, complemented by birchwood flooring that flows across the main level. The open-concept main floor showcases a stylish living and dining area with an electric fireplace, while the modern kitchen impresses with NEW LG and Bosch appliances, quartz countertops, and a U-shaped breakfast bar. French doors lead to a fenced west-facing patio, perfect for summer evenings under the shade of a mature ash tree. Upstairs, you'll find three generous bedrooms, including a primary suite with private balcony, walk-in closet, and spa-inspired ensuite. The fully developed lower level adds a cozy family room, guest bath, and ample storage. With a double-attached garage, central A/C, new Hardie board siding, and roof shingles, this home combines peace of mind with refined comfort. Located just steps from shops, cafes, and parks, and minutes from top schools like Lycee Louis Pasteur and Masters Academy, this spacious townhouse offers the best of Marda Loop living -- spacious, walkable, and move-in ready. (id:6769)

4pc Bathroom 4.92 Ft x 7.42 Ft
 Bonus Room 20.67 Ft x 7.92 Ft
 Laundry room 8.83 Ft x 12.83 Ft
 Recreational, Games room 13.17 Ft x 10.92 Ft
 Storage 19.25 Ft x 8.08 Ft
 2pc Bathroom 4.50 Ft x 6.17 Ft
 Dining room 9.00 Ft x 17.08 Ft
 Family room 9.42 Ft x 10.42 Ft

Kitchen 14.67 Ft x 10.75 Ft
 Living room 14.08 Ft x 11.67 Ft
 4pc Bathroom 9.42 Ft x 5.08 Ft
 4pc Bathroom 8.00 Ft x 9.17 Ft
 Bedroom 9.50 Ft x 13.25 Ft
 Bedroom 14.33 Ft x 11.58 Ft
 Office 10.83 Ft x 9.92 Ft
 Primary Bedroom 14.33 Ft x 10.83 Ft

Listing Presented By:



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