



# 115 41 Avenue Calgary Alberta

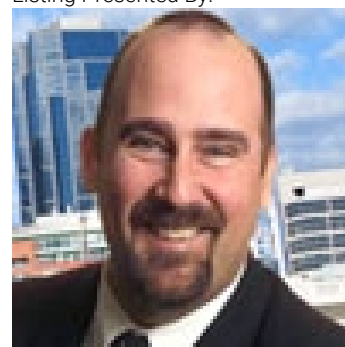
\$775,000

Tucked away in the vibrant community of Parkhill, this premier executive end-unit townhome blends modern luxury with urban convenience. Located just one block from the iconic Stanley Park, you'll find yourself surrounded by amenities like tennis courts, the picturesque Elbow River, and the extensive City pathway system. In the winter, enjoy skating nearby, and year-round, benefit from the easy walk to the LRT. This home offers a sophisticated lifestyle, with three levels of beautifully finished living space and a huge private rooftop patio overlooking the serene landscape of Stanley Park. As you step inside, the contemporary design of this home immediately impresses. The sun-drenched chef's kitchen is a highlight, featuring solid maple cabinetry with soft-close drawers, natural quartz countertops, and a functional breakfast bar. A built-in desk adds a touch of practicality, while the dining area creates a welcoming space for both everyday meals and special gatherings. The adjacent family room, anchored by a sleek gas fireplace and an eye-catching farmhouse black brick feature wall, seamlessly opens to a private balcony. A well-appointed powder room rounds out this level, ensuring convenience for both residents and guests. Throughout the home, premium engineered wide-plank hardwood flooring, custom Hunter Douglas blinds, and high-end tile create a cohesive and sophisticated aesthetic. Modern comforts abound, including a built-in SONOS sound system in the kitchen, living room, and primary ensuite, as well as dimmable lights throughout that connect to your phone, central air conditioning making those summer days more enjoyable. Upstairs, the second level offers a serene retreat. A spacious bedroom with direct access to the bathroom is ideal for guests or an office, while the convenient laundry room adds to the home's functional appeal. The primary suite is a true sanc...

- 2pc Bathroom 5.00 Ft x 4.92 Ft
- Dining room 11.25 Ft x 6.33 Ft
- Kitchen 13.33 Ft x 13.83 Ft
- Living room 17.00 Ft x 12.75 Ft
- Furnace 3.08 Ft x 4.67 Ft
- Bedroom 9.83 Ft x 8.92 Ft

- Foyer 6.58 Ft x 8.67 Ft
- Bedroom 9.75 Ft x 9.83 Ft
- 4pc Bathroom 4.92 Ft x 8.67 Ft
- Primary Bedroom 9.75 Ft x 13.42 Ft
- 5pc Bathroom 7.33 Ft x 9.00 Ft

Listing Presented By:



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