



# 12625 24 Street Calgary Alberta

\$395,000

WOW!! As prices continue to rise in Calgary getting into an upgraded 1233 sq. ft. 2 bedroom 2.5 bathroom town home with an attached double garage is a thing of the past. Welcome to Tiffany Lane in Woodbine, a short walk to Calgary's famous Fish Creek Park, you could be living in this beautiful condo is set in a quiet, mature treed, and perfectly maintained complex. Other units have sold quickly as they rarely come on the market because no one wants to leave this complex. Upgrades of note: Kitchen updated with new cabinets, quartz counter tops and tile floors, the 2 pc bathroom, completely renovated, the ensuite bathroom, completely renovated. Soaring ceilings in the living room are highlighted with a beautiful stone accented gas fireplace, south facing windows let in the natural light, large primary bedroom with an ensuite, spacious second bedroom and another bathroom. Downstairs (Yeah there's even a basement too) you have a partially finished basement with room for a gym, a rec. room, and the laundry room. It's all ready for your imagination, and to top it all off, a double attached garage! Most townhomes in Calgary you're lucky to get a single garage, especially at this price point! Don't forget the fully fenced courtyard patio for your private sitting area or to contain your furry little friend or both! Come and book your showing today! This one will not last! FYI Pet Friendly complex dogs up to 65lbs :) (id:6769)

- Primary Bedroom 10.25 Ft x 16.83 Ft
- 4pc Bathroom 4.92 Ft x 7.42 Ft
- Bedroom 8.92 Ft x 10.67 Ft
- 4pc Bathroom 4.92 Ft x 7.42 Ft
- Bonus Room 7.92 Ft x 15.00 Ft
- Family room 10.50 Ft x 14.58 Ft
- Recreational, Games room 11.58 Ft x 11.58 Ft

- Laundry room 10.00 Ft x 7.00 Ft
- Storage 6.00 Ft x 8.00 Ft
- Kitchen 8.92 Ft x 10.00 Ft
- Living room 12.33 Ft x 18.67 Ft
- Dining room 7.75 Ft x 10.58 Ft
- 2pc Bathroom 5.25 Ft x 5.25 Ft

Listing Presented By:



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CENTURY 21 BAMBER REALTY LTD.

**RE/MAX Realty Professionals**

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