

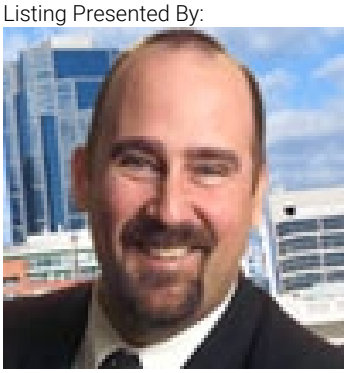
1339 14 Avenue Calgary Alberta

$469,900

12 MONTHS of condo fees is on the seller!* Picture Saturday morning coffee in your own private courtyard, then a three-block stroll to brunch on 17th Avenue. Most people assume living this close to everything means giving up space, parking, a real place to work, and paying hefty condo fees on top of it. This 1,518 sq ft end-unit townhouse gives you all three with fees under $400 a month, and the best part is waiting on the top floor. Coming home starts at your attached garage, with a second spot on the driveway out front. That means no circling the block and no scraping the windshield on January mornings. Step inside and head to the back of the main level, where the family room opens right onto your private courtyard. This is the room that becomes whatever you need: a home gym, office, a guest space or a cozy spot for movie nights. Your laundry is right here too. Up a short flight of stairs, the main living floor is made for having people over. You'll find a gas fireplace and bay windows in the living room, a dining room with space for a proper dinner party, and a kitchen with granite counters and stainless steel appliances. The breakfast nook is where your mornings will happen, with a door out to the first of your two private balconies. A powder room on this level means guests never need to head upstairs. The top floor is your retreat. The primary bedroom has vaulted ceilings that make it feel open and airy, a full wall of closets, and a second private balcony for winding down in the evening. The 5-piece bathroom connects to both the primary and the hallway. It has a double vanity so nobody waits their turn, a soaker tub and a separate glass shower. The second bedroom solves the work-from-home problem: its walk-in closet has been transformed into a dedicated office nook, so your workday has its own space away from the couch. If you'd rather have the closet, it con...

2pc Bathroom 5.67 Ft x 4.83 Ft
Breakfast 8.58 Ft x 7.50 Ft
Dining room 9.92 Ft x 9.83 Ft
Kitchen 9.00 Ft x 11.75 Ft
Living room 16.08 Ft x 12.83 Ft
5pc Bathroom 8.83 Ft x 10.33 Ft
Bedroom 10.67 Ft x 9.00 Ft
Primary Bedroom 14.08 Ft x 16.25 Ft
Other 6.17 Ft x 9.75 Ft
Bonus Room 16.08 Ft x 11.17 Ft

Listing Presented By:



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