



1425 Colborne Crescent Calgary Alberta

\$665,000

RARE OFFERING | MOUNT ROYAL TOWNHOME | 3 BEDROOM | DOUBLE ATTACHED GARAGE + DRIVEWAY | FULLY FENCED SOUTH BACK YARD | DOWNTOWN VIEWS | MOVE IN READY | **Welcome Home*** Mount Royal living with city views & over 1,860 sq ft of living space, this corner end-unit townhome lives more like an attached home than a condo. Set in a boutique, well-managed 6-unit complex with a recently redone exterior, it delivers space, privacy, and an unbeatable inner-city address. Bay windows fill the front living and dining rooms with natural light, setting the stage for easy entertaining. The kitchen anchors the main floor with granite counters, stainless appliances, a pantry, and a sit-up bar, flowing into a family room where a wood-burning fireplace sets the mood. French doors open to a private, fully fenced south-facing yard with a low-maintenance deck and BBQ gas line. A handy office nook and a half bath complete the level. Upstairs, three generous bedrooms and two full baths give everyone room to breathe, with convenient upper-floor laundry hookups right where you need them. The primary retreat is a true escape with vaulted ceilings, a bay window, a private balcony, a custom walk-in closet, and an ensuite with a jetted tub and separate shower. The oversized 31-foot double attached tandem garage fits two vehicles alongside a parking pad for added convenience with a dedicated storage area & utility room. The long south facing backyard is the icing on the cake, offering something very unique and rare in a townhome & in the area. Upgrades include triple-pane LUX windows, a high-efficiency furnace, central A/C, interior paint, and two-way honeycomb blinds with blackout in the bedrooms, window cladding replacement, exterior wood trim replacement, stucco + exterior wood repaint & newly stained fencing. All of this within walking distance of 17th Avenue and downtown cl...

Foyer 10.92 Ft x 4.67 Ft

Storage 9.92 Ft x 4.58 Ft

Laundry room 13.25 Ft x 6.83 Ft

Living room 16.00 Ft x 11.75 Ft

Kitchen 12.75 Ft x 10.75 Ft

Dining room 10.83 Ft x 10.83 Ft

Primary Bedroom 15.00 Ft x 14.58 Ft

Other 9.08 Ft x 2.17 Ft

Other 12.67 Ft x 5.58 Ft

4pc Bathroom 8.33 Ft x 6.58 Ft

Bedroom 14.58 Ft x 9.83 Ft

Bedroom 14.08 Ft x 8.67 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

RE/MAX Realty Professionals

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Family room 14.25 Ft x 13.17 Ft

Other 4.92 Ft x 4.92 Ft

2pc Bathroom 6.58 Ft x 4.33 Ft

Laundry room 2.67 Ft x 2.42 Ft

4pc Bathroom 9.75 Ft x 5.42 Ft