



## 15389 6 Street Calgary Alberta

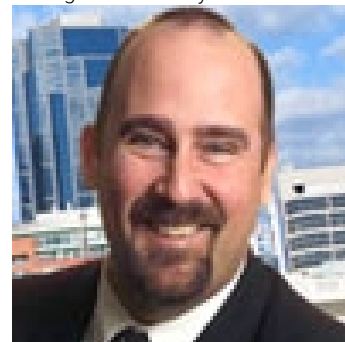
\$456,645

Discover Kamira, a townhome community that truly feels like home. Tucked away from the busy corridor in Livingston, Kamira offers a peaceful, prime setting backing onto scenic walkways, a municipal reserve, and a charming playground just steps from your door. With upper-end single-family homes and a park behind, plus a planned school across the street, Kamira provides the privacy and serenity of a residential enclave, not the density of a typical townhome development. This thoughtfully designed SAGE unit offers 1,199 sq.ft. (RMS) of well-planned living space, featuring 3 bedrooms with an option to add a 4th bedroom on the entry level, 2.5 bathrooms, a double attached tandem garage, and a modern open concept kitchen, dining, and living area that is perfect for family living and entertaining. Enjoy a private patio offering a peaceful setting and plenty of room to relax outdoors. Every home is thoughtfully designed side-by-side, so you enjoy the privacy, peace, and independence from your neighbours. Durable, low-maintenance Hardie Board exteriors ensure your home and community remain beautiful for years to come, regardless of Alberta's weather. Kamira also makes everyday life effortless: every home includes double or tandem attached garages, true private yards for outdoor play or relaxation, and thoughtfully designed balconies/patio space with solid privacy walls, not just glass panels, so you can enjoy your outdoor space in comfort and seclusion. The interiors feature sophisticated finishes, including quartz countertops, a designer tile backsplash, luxury hard surface flooring, full-height custom cabinetry (to bulk head), stainless steel appliances, and in-suite laundry. Kamira offers three townhome designs (Cedar, Juniper, Sage) ranging from 3 to 4 bedrooms (with options to do a dual master suite) and from 1,199 sq.ft. to 1,925 sq.ft. (RMS). There are four designer sel...

Kitchen 16.00 Ft x 9.92 Ft  
Living room 12.00 Ft x 11.58 Ft  
Dining room 11.58 Ft x 7.00 Ft  
2pc Bathroom 5.00 Ft x 5.00 Ft  
Primary Bedroom 10.50 Ft x 9.67 Ft

4pc Bathroom 10.50 Ft x 4.92 Ft  
Bedroom 10.25 Ft x 7.75 Ft  
Bedroom 7.25 Ft x 6.75 Ft  
4pc Bathroom 7.25 Ft x 4.92 Ft  
Foyer 9.00 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://www.meinzerjames.ca/>

### RE/MAX Realty Professionals

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