



# 1616 24 Avenue Calgary Alberta

\$575,000

Backing onto Confederation Park, this thoughtfully designed home offers 3 levels of living, an attached garage and an open-concept floorplan. This fantastic townhome offers a lower level (entry-level) flex room ideal for a home office, kids' playroom or third bedroom having its own three-piece ensuite and patio door that opens up onto its own private park! The main level boasts an open kitchen perfect for entertaining, cozy living room complete with fireplace and access to a balcony overlooking Confederation Park with the golf course beyond. This sun-filled home has endless upgrades with 9' ceilings, quartz counters, custom cabinetry, wide plank floors, stainless steel appliances, high-end lighting, designer paints, and a formal dining space. The upper level is complete with two large bedrooms both featuring EN-SUITE baths (heated master floors), walk-in closets, and a spacious laundry room. This location is steps to transit, easy access to the inner city, wonderful parks, SAIT, and countless amenities. Call your favourite Realtor to book a showing! (id:6769)

- Bedroom 10.33 Ft x 8.33 Ft
- 3pc Bathroom Measurements not available
- Kitchen 14.00 Ft x 11.50 Ft
- Living room 15.17 Ft x 14.00 Ft
- Dining room 9.50 Ft x 9.00 Ft
- 2pc Bathroom Measurements not available

- Bedroom 15.67 Ft x 10.83 Ft
- Bedroom 10.75 Ft x 8.08 Ft
- Laundry room 6.75 Ft x 4.83 Ft
- 5pc Bathroom Measurements not available
- 4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca