

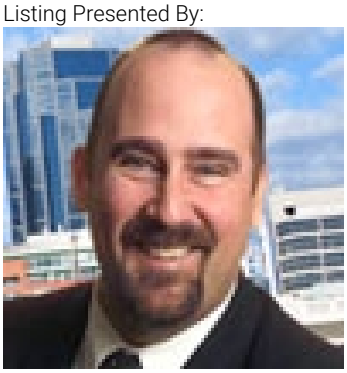
1616 24 Avenue Calgary Alberta

$584,900

Bright, spacious, and ultra private end unit townhome backing directly onto Confederation Park. 3 bedrooms all with ensuite baths, plus 1/2 bath on main. 9 ft ceilings on main and upper floors. Single attached garage. Best unit location in this highly sought-after 6 unit townhome complex, being an end unit backing onto the golf/park, with upper balcony and very private lower deck facing the park. Step right off your deck into confederation park for pathway access throughout the NW. Open floor plan main floor with tons of windows bringing in incredible natural light. The living room has a fireplace and double door entry to the deck. A large island accents the massive gourmet kitchen. White cabinets with quartz counters along with stainless steel appliances that include a gas range. On the upper level there are 2 bedrooms, both with ensuite baths and the larger primary has a dual vanity and tile shower. A nice surprise off the primary bedroom is a peaceful private deck. Convenient upper floor laundry as well. The lower entry-level floor has access to the single attached garage and the third bedroom with 3 pc ensuite bath. Access the back deck through the lower bedroom (which would also make an amazing home office space!) or by walkway next to the main entry. Pets welcome with board approval. This home is within walking distance to SAIT, U of C, schools, shopping, golf and Confederation Park amenities. (id:6769)

Dining room 9.00 Ft x 9.58 Ft
Kitchen 8.00 Ft x 13.67 Ft
Living room 10.42 Ft x 15.17 Ft
2pc Bathroom .00 Ft x .00 Ft
Primary Bedroom 11.08 Ft x 15.75 Ft
Bedroom 8.08 Ft x 10.75 Ft
Laundry room 5.42 Ft x 6.58 Ft
5pc Bathroom .00 Ft x .00 Ft
4pc Bathroom .00 Ft x .00 Ft
Bedroom 8.42 Ft x 9.75 Ft
Other 6.17 Ft x 6.25 Ft
3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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

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