

1712 15 Street Calgary Alberta

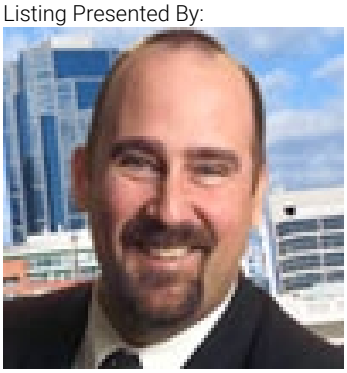
$364,800

THREE PRIVATE OUTDOOR LIVING AREAS IN THE HEART OF CAPITOL HILL! A rare find at this price point, this beautifully updated two-storey townhome offers three distinct outdoor spaces, including a welcoming front outdoor area, a private rear yard and a balcony off the primary bedroom. Offering over 1,200 sq. ft. above grade in one of Calgary's most desirable inner-city communities, this move-in-ready home combines exceptional outdoor living, thoughtful upgrades and an unbeatable location.Step inside to discover a spacious living room featuring a cozy wood-burning fireplace, beautiful hardwood flooring and plenty of room to relax or entertain. The updated kitchen showcases quartz countertops, an island and modern finishes, flowing into a dedicated dining area. A convenient main-floor powder room completes the level.Upstairs, you'll find two generously sized bedrooms, including a spacious primary retreat with a walk-in closet, along with a beautifully renovated four-piece bathroom. Neutral paint throughout creates a fresh, welcoming atmosphere, while updated triple-pane windows on the main and upper levels, including the patio door, add comfort and efficiency. Additional improvements include an upgraded electrical panel and furnace.The full basement provides laundry facilities, ample storage and flexible unfinished space for your future needs. Outside, enjoy your own private fenced yard and outdoor living area, ideal for relaxing or entertaining. An assigned parking stall adds everyday convenience.Situated in the highly desirable inner-city community of Capitol Hill, this exceptional location offers outstanding convenience with easy access to SAIT, Alberta University of the Arts, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital and downtown Calgary. Enjoy nearby Confederation Park, North Hill Shopping Centre, the Southern Alberta Jubilee A...

4pc Bathroom 7.83 Ft x 9.42 Ft
Bedroom 11.67 Ft x 9.00 Ft
Primary Bedroom 14.50 Ft x 12.92 Ft
Laundry room 10.92 Ft x 12.25 Ft
Furnace 13.00 Ft x 15.00 Ft

2pc Bathroom 3.00 Ft x 5.58 Ft
Dining room 8.25 Ft x 7.67 Ft
Kitchen 13.25 Ft x 9.92 Ft
Living room 16.58 Ft x 20.42 Ft

Listing Presented By:



Originally Listed by:
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