



# 1721 1 Avenue Calgary Alberta

\$749,900

Tucked away on one of Hillhurst's most coveted streets, this custom-built home warmly invites its lucky new owners. Its charming exterior draws you in with a welcoming front veranda that opens to a tiled foyer with a handy walk-in closet. Choose between a formal dining room or living space, accompanied by a two-piece bathroom. The two-storey vaulted great room serves as the heart of the home, showcasing a chef's kitchen with a walk-in pantry and central island. Natural light pours through a stunning stained glass mosaic of an iconic city skyline, filling the room with character and warmth. Step through the patio doors onto a sun-drenched, south-facing deck that leads to a peaceful concrete patio and the insulated, dry-walled garage. Upstairs, the primary bedroom awaits with a spacious walk-in closet and a luxurious six-piece ensuite featuring dual sinks, a shower with body wash jets, and a relaxing soaker tub. Conveniently adjacent is the laundry room. The fully developed lower level offers a generous family room, games area, and an additional full bathroom. Extras include air conditioning and a rough-in for in-floor heating. Located in a desirable neighbourhood, this home is just a short walk from Riley Park, Kensington's vibrant shops and dining, top-rated schools, downtown, public transit, and the Bow River pathway system. (id:6769)

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|--|---------------------------------|
| Primary Bedroom 14.00 Ft x 14.00 Ft          | Storage 7.92 Ft x 6.83 Ft       |
| Other 7.92 Ft x 4.42 Ft                      | Foyer 6.92 Ft x 5.42 Ft         |
| 5pc Bathroom 14.92 Ft x 9.92 Ft              | Other 14.33 Ft x 12.67 Ft       |
| Laundry room 5.08 Ft x 4.25 Ft               | Pantry 3.92 Ft x 3.92 Ft        |
| Family room 20.00 Ft x 13.92 Ft              | Dining room 19.42 Ft x 10.42 Ft |
| Recreational, Games room 18.00 Ft x 12.50 Ft | Living room 18.92 Ft x 11.00 Ft |
| 3pc Bathroom 8.58 Ft x 7.92 Ft               | 2pc Bathroom 6.92 Ft x 4.42 Ft  |
| Furnace 10.00 Ft x 8.00 Ft                   |                                 |

Listing Presented By:



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