



# 1725 10 Street Calgary Alberta

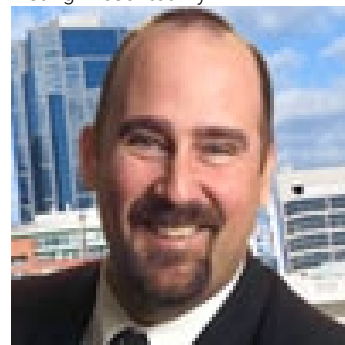
\$1,099,900

Located just steps to 17th Avenue, this chic & sophisticated 3+1 bedroom townhome in Lower Mount Royal offers fresh paint, new flooring & over 3000 sq ft of developed living space. The bright & open main level presents hardwood floors, high ceilings & is illuminated with recessed lights & stylish light fixtures, showcasing the living room with feature fireplace & built-ins. The dining area provides ample space to host a family gathering or dinner party. Just a few steps away, is the kitchen that's tastefully finished with quartz counter tops, island/eating bar, plenty of storage & stainless steel appliances. Completing the main level is a convenient mudroom & 2 piece powder room. The second level hosts 2 good-sized bedrooms, a 4 piece main bath plus a laundry room with sink & storage. On the third level, is a private primary retreat with sitting area, large walk-in closet & opulent 5 piece ensuite with dual sinks, relaxing freestanding soaker tub & oversized shower. Up one more level, is an amazing rooftop patio with outstanding views. Basement development with in-floor heat, includes a family/media room, fourth bedroom & 3 piece bath. Other notable features include central air conditioning, built-in speakers throughout & a double attached tandem garage. This luxurious townhome is steps to 17th Avenue restaurants & night life, shopping, schools, public transit & walking distance or a short drive to the downtown core. (id:6769)

Primary Bedroom 19.50 Ft x 13.00 Ft  
 Family room 18.75 Ft x 10.17 Ft  
 Storage 10.33 Ft x 6.58 Ft  
 Furnace 10.42 Ft x 9.25 Ft  
 Bedroom 11.58 Ft x 9.92 Ft  
 3pc Bathroom Measurements not available  
 Kitchen 12.83 Ft x 12.50 Ft  
 Dining room 13.17 Ft x 9.58 Ft  
 Living room 14.25 Ft x 13.00 Ft

Foyer 8.33 Ft x 5.25 Ft  
 Other 15.33 Ft x 5.83 Ft  
 2pc Bathroom Measurements not available  
 Laundry room 8.50 Ft x 5.67 Ft  
 Bedroom 12.83 Ft x 10.75 Ft  
 Bedroom 13.00 Ft x 11.42 Ft  
 4pc Bathroom Measurements not available  
 5pc Bathroom Measurements not available

Listing Presented By:



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## RE/MAX Realty Professionals

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