



## 1919 69 Avenue Calgary Alberta

\$349,900

Welcome to the ideal family haven in LYNNWOOD! Nestled in a prime location of the complex, this radiant 4-bedroom, 2-full bath townhouse is a perfect retreat for a young family. Unwind by the fireplace in one of the two spacious living areas or step out onto the back deck to enjoy the serene ambiance. Boasting over 1500 sq feet of developed living space, this unit backs onto an expansive, tree-filled city park—a haven for dog lovers and an idyllic playground for the little ones. Recently updated with a fresh coat of interior paint, newer windows, patio/front door, and roof, this home is a blend of comfort and style. The kitchen is a chef's dream with brand new stainless steel appliances, making meal preparation a delight. Experience the convenience of a central vac system that adds an extra layer of ease to your daily life. Worried about parking? Fear not! This property comes with 2 dedicated parking spots, and there's additional street parking available for your guests. Anticipate the upcoming summer of 2024 when the entire complex undergoes a comprehensive outdoor renovation, featuring new decks, siding, lighting, and soffits. And here's the cherry on top - the cash call of \$15,384 for 2024-2026 has already been PRE-PAID, ensuring a hassle-free transition into your new abode. Say goodbye to worries about water, sewage, outdoor maintenance, and garbage, as condo fees cover it all. Plus, enjoy the convenience of utilities averaging just \$100/month over the past year. With schools, shopping, the Bow River pathway, and the Millican outdoor pool a mere stroll away, this property is a rare gem that combines convenience and luxury at an unbeatable price. Don't miss out on the chance to make this family-friendly haven your own—just move in and relish the joy of a worry-free lifestyle! (id:6769)

Family room 19.50 Ft x 11.58 Ft

Bedroom 11.17 Ft x 11.00 Ft

4pc Bathroom 8.25 Ft x 7.50 Ft

Bedroom 12.42 Ft x 8.33 Ft

Laundry room 19.50 Ft x 7.83 Ft

Kitchen 8.08 Ft x 3.83 Ft

Living room 20.17 Ft x 11.67 Ft

Dining room 8.58 Ft x 8.17 Ft

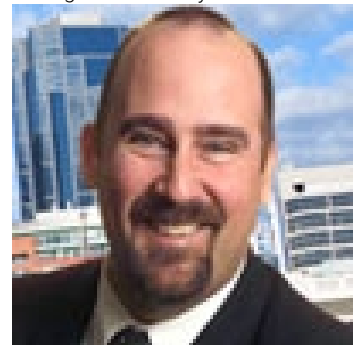
Primary Bedroom 11.67 Ft x 11.58 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Bedroom 12.17 Ft x 8.25 Ft

Foyer 8.08 Ft x 3.83 Ft

Listing Presented By:



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