



20 34 Avenue Calgary Alberta

\$499,900

Rare opportunity to own an impeccably located 2-storey townhome. Enjoy true urban convenience, situated within easy walking distance to downtown, trendy 4th Street, and the C-Train. Experience elevated comfort with the added Central Air Conditioning system: a premium, high-efficiency unit that provides quieter, superior cooling compared to the standard model. This spacious home features 2 Bedrooms, 3 Full baths, plus a convenient powder room. The main level is bathed in natural light, thanks to abundant south-facing windows in the living room. The bright kitchen boasts stainless steel appliances, a modern tiled backsplash, and a breakfast bar. Upstairs, the primary bedroom serves as a private retreat, complete with an ensuite bathroom and a generous walk-in closet. The full basement development is an entertainer's dream, featuring a massive recreation room with a stylish wet bar and beverage cooler, as well as a fourth full bath. Throughout the home, you'll find tons of valuable indoor storage space. Outside, the front verandah, perched on a hill on a quiet, mature street, offers a perfect outdoor entertaining space with additional covered storage underneath. The unit comes with one assigned outdoor parking stall, supplemented by numerous street parking options. With low condo fees, this home is truly move-in ready with quick possession available. Don't miss your chance to own this wonderful property! (id:6769)

3pc Bathroom 8.08 Ft x 9.17 Ft
Family room 19.50 Ft x 9.17 Ft
Furnace 3.83 Ft x 7.42 Ft
2pc Bathroom 4.67 Ft x 5.42 Ft
Dining room 7.67 Ft x 8.75 Ft
Kitchen 8.17 Ft x 9.25 Ft

Living room 12.42 Ft x 19.75 Ft
3pc Bathroom 8.25 Ft x 5.75 Ft
4pc Bathroom 4.92 Ft x 9.25 Ft
Bedroom 9.42 Ft x 12.17 Ft
Primary Bedroom 12.00 Ft x 16.33 Ft

Listing Presented By:



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