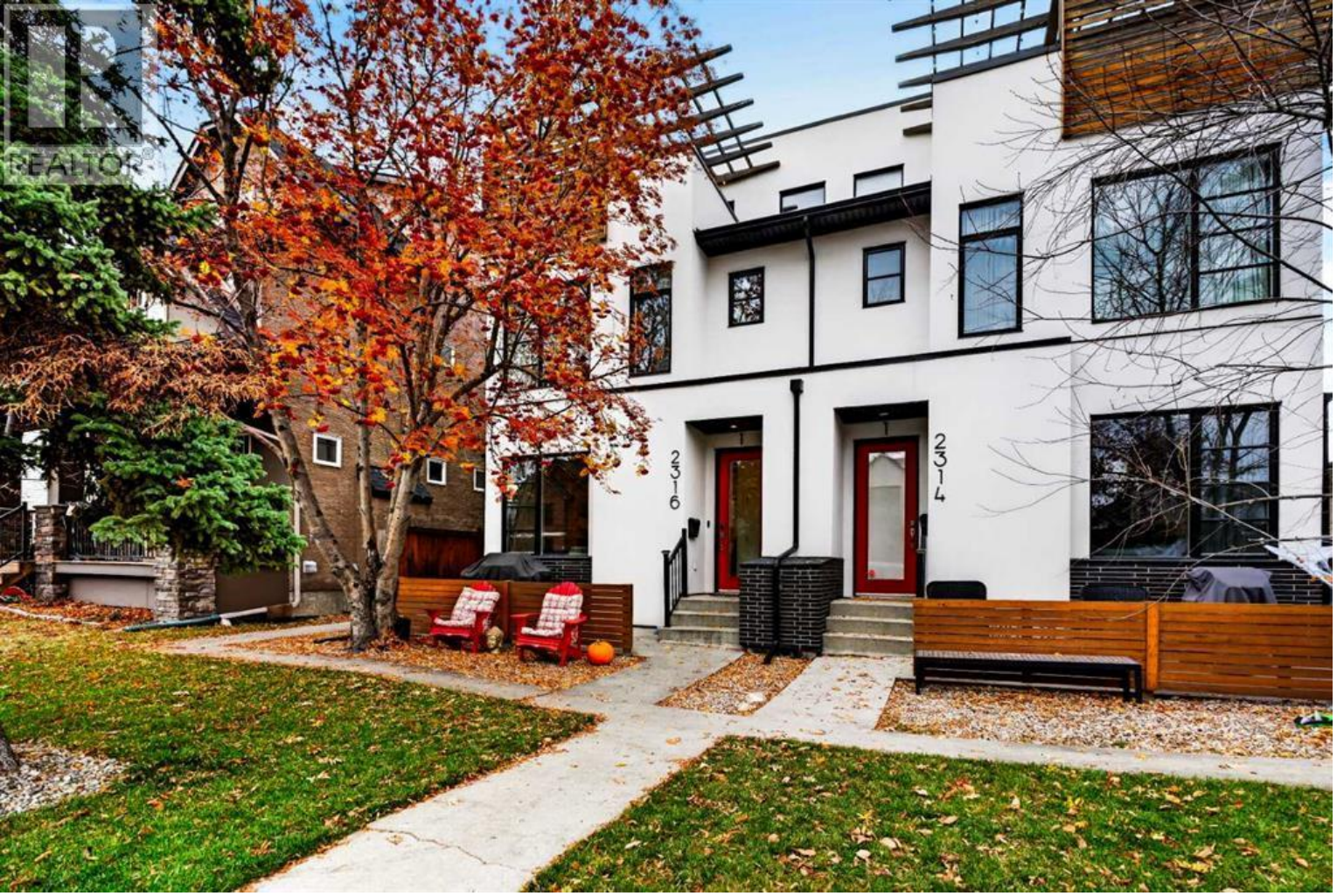


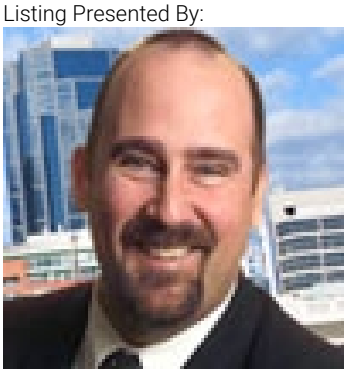
2316 2 Avenue Calgary Alberta

$714,900

Discover an exceptional blend of modern elegance, thoughtful design and outstanding functionality in this stylish three-storey townhouse, ideally situated on a quiet, tree-lined street just steps from the Bow River pathways and minutes from Kensington and downtown Calgary. Originally constructed in 2013, this boutique four-unit development has benefited from extensive exterior upgrades within the past five years, including new cladding, stucco, windows and exterior deck spaces throughout the building, providing a beautifully refreshed contemporary appearance and significant improvements to the property's exterior. Inside, the open-concept main floor impresses with 9-foot ceilings, rich Brazilian walnut hardwood flooring, a striking stone fireplace and a beautifully appointed kitchen featuring quartz countertops, full-height high-gloss upper cabinetry, maple lowers, stainless steel appliances, gas range and pantry. A convenient powder room completes the main level. Upstairs, two generously proportioned bedrooms each enjoy their own full bathroom, complemented by conveniently located upper-floor laundry. The third level is a standout feature, offering a versatile bonus room complete with wet bar and access to a private rooftop patio -- an inviting outdoor retreat perfect for entertaining or relaxing. The fully developed basement provides additional flexible living space, while garage parking, built-in speakers and smart-home wiring add everyday convenience. With exceptional access to parks, pathways, schools, restaurants, cafes and the vibrant amenities of Kensington, this is an outstanding opportunity to enjoy sophisticated, low-maintenance living in one of Calgary's most desirable inner-city communities. A distinctive home with room to live, work and entertain -- come discover your happy place! (id:6769)

3pc Bathroom 6.42 Ft x 8.92 Ft
4pc Bathroom 8.67 Ft x 11.42 Ft
Bedroom 12.58 Ft x 10.08 Ft
Laundry room 14.00 Ft x 14.00 Ft
Primary Bedroom 12.92 Ft x 14.33 Ft
Family room 14.33 Ft x 15.08 Ft
2pc Bathroom 4.25 Ft x 4.92 Ft
Dining room 14.08 Ft x 9.00 Ft
Kitchen 12.42 Ft x 10.42 Ft
Living room 12.42 Ft x 15.00 Ft

Listing Presented By:



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