



## 2422 210 Avenue Calgary Alberta

\$350,000

**\*\*OPEN HOUSE CANCELLED\*\***Situated in a quiet location and proudly owned by the original owner, this beautifully maintained home offers a well-designed layout complemented by stylish modern finishes throughout. From the moment you step inside, you'll appreciate the wood-grain laminate flooring and the functional flow that makes everyday living both comfortable and convenient. The contemporary kitchen is thoughtfully appointed with engineered stone countertops, stainless steel appliances, and an abundance of cabinetry and counter space, making it ideal for both cooking and entertaining. It seamlessly connects to the spacious living area, which extends out to a covered balcony -- the perfect setting to unwind or host guests year-round. The primary bedroom features a generous footprint and includes a private 3-piece ensuite. A well-sized second bedroom is positioned next to the 4-piece main bathroom, offering flexibility for guests, family, or a home office. Bathroom countertops are finished in durable laminate, and the home is complete with vinyl windows for efficiency and low maintenance. Additional highlights include a single attached garage. Ideally located within walking distance to a daycare, gym, and retail shops, and just steps from a soon-to-open K-9 school, this move-in ready property offers both lifestyle and convenience. Whether you're a first-time buyer, downsizer, or investor, this is an exceptional opportunity you won't want to miss. (id:6769)

Primary Bedroom 10.25 Ft x 9.75 Ft  
3pc Bathroom 8.33 Ft x 4.83 Ft  
Bedroom 9.75 Ft x 8.83 Ft  
Laundry room 3.83 Ft x 3.17 Ft  
4pc Bathroom 8.17 Ft x 4.83 Ft

Foyer 7.58 Ft x 3.58 Ft  
Furnace 9.25 Ft x 2.92 Ft  
Living room 12.08 Ft x 9.33 Ft  
Kitchen 9.67 Ft x 8.50 Ft  
Dining room 8.67 Ft x 6.42 Ft

Listing Presented By:



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