



## 26351 Avenue Calgary Alberta

\$829,999

Discover modern luxury in this stunning 3-storey end-unit townhome in the highly sought-after West Hillhurst community. Featuring 3 bedrooms and 3.5 bathrooms, this thoughtfully designed home balances comfort, style, and functionality. Two bedrooms are located on the second floor, each with a full ensuite, while the third bedroom on the top floor offers flexible living - perfect as a den, lounge, or private bedroom with direct access to the covered rooftop terrace overlooking breathtaking Bow River views. The open-concept main floor boasts a gourmet kitchen with a large island and breakfast bar, seamlessly flowing into a bright great room with a gas fireplace - ideal for entertaining or relaxing in style. Additional features include upper-level laundry, double tandem underground parking, and a private entrance, combining convenience with luxury. Enjoy unparalleled access to Calgary's best amenities, just minutes from downtown, Kensington shops, the University of Calgary, SAIT, and Foothills Hospital. Steps away, explore Edworthy Park, Bow River pathways, and year-round recreational opportunities for walking, jogging, or cycling. With modern finishes, premium features, and a covered rooftop terrace perfect for outdoor dining or evening gatherings, this newly built, never-occupied home offers the ultimate blend of comfort, style, and urban convenience. (id:6769)

Bedroom 11.58 Ft x 16.42 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Bedroom 13.67 Ft x 10.58 Ft

4pc Bathroom 5.08 Ft x 9.33 Ft

Primary Bedroom 17.00 Ft x 17.42 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Dining room 9.17 Ft x 17.83 Ft

Kitchen 7.83 Ft x 15.50 Ft

Living room 17.00 Ft x 16.75 Ft

2pc Bathroom 4.33 Ft x 6.33 Ft

Furnace 4.17 Ft x 8.83 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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