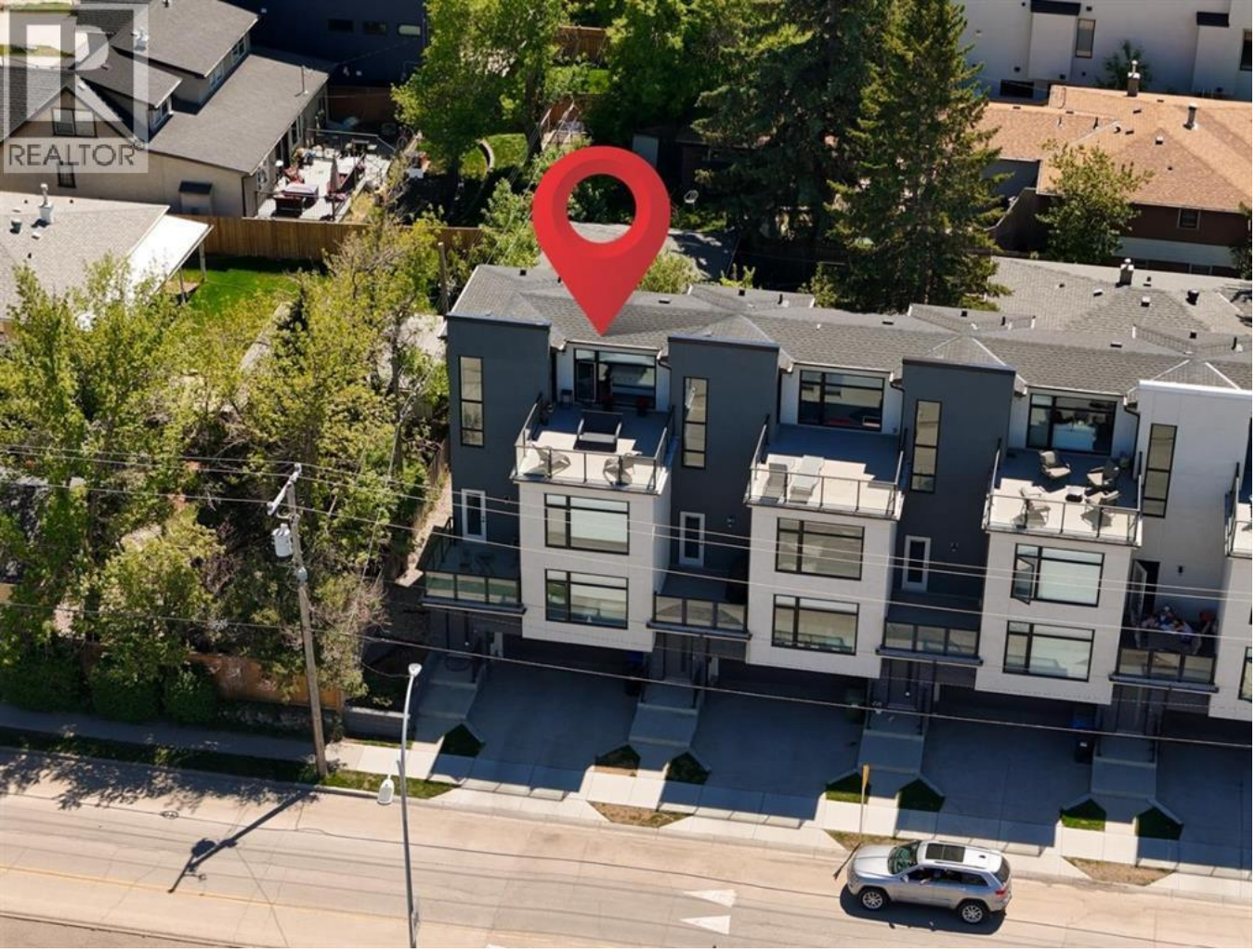


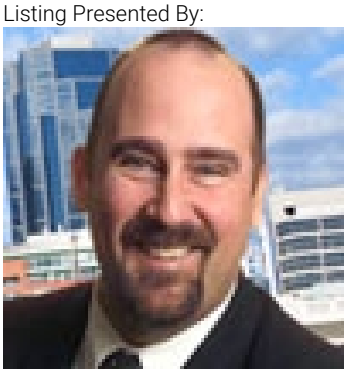
# 2851 12 Avenue Calgary Alberta

$724,900

A beautiful family home with nearly 1,900 sq ft of space, PLUS a double car garage and some of the best, sweeping views you will find anywhere! Welcome to elevated inner-city living in this stylish townhome just steps from Bow Trail and the Shaganappi Point LRT Station. The modern 3-bedroom, 4-bathroom residence combines contemporary elegance with carefully curated living spaces, including two outdoor retreats, a loft-style upper level, and an attached double garage. The entry level offers a spacious foyer, access to the double attached garage, driveway parking, and additional storage. Upstairs, the bright open-concept main floor is designed for both everyday comfort and entertaining featuring luxury vinyl plank flooring, oversized windows, and an inviting gas fireplace. The centrally positioned dining space connects seamlessly to the well-appointed kitchen showcasing dramatic cabinetry, quartz countertops, stainless steel appliances, a gas cooktop, a large island with seating, and a walk-in pantry. A convenient 2-piece powder room and access to the first balcony complete this level. The well-planned third floor features two primary suites. Each bedroom boasts lovely windows, walk-in closet and an indulgent ensuite with large vanity and double sinks. Laundry is conveniently located on this level. The top-floor adds remarkable versatility to the home and is ideal as home office, media lounge, fitness area, guest space, or third bedroom. This level also includes a 3-piece bathroom and access to a stunning rooftop terrace finished with composite decking and glass railings. The sweeping views of the Shaganappi Golf Course and Calgary's downtown skyline make this impressive outdoor space the perfect spot for entertaining or unwinding on warm evenings under the stars. With Westbrook Mall, the LRT, the Bow River pathway system, 17th Avenue amenities, parks, coffee shops, ...

2pc Bathroom .00 Ft x .00 Ft
Kitchen 20.58 Ft x 11.67 Ft
Living room 18.75 Ft x 18.42 Ft
5pc Bathroom .00 Ft x .00 Ft
5pc Bathroom .00 Ft x .00 Ft
Bedroom 11.00 Ft x 11.92 Ft
Primary Bedroom 12.67 Ft x 13.25 Ft
Primary Bedroom 16.58 Ft x 13.67 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:




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