

309 15 Avenue Calgary Alberta

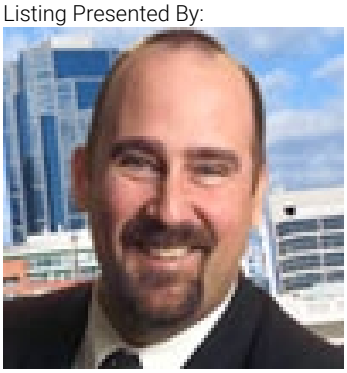
$540,000

WELL-MAINTAINED END UNIT | LOTS OF LIGHT | FINISHED BASEMENT | GARAGE | Step inside and the first thing you'll notice is the light. This end-unit townhome catches sun from three directions, spilling across diagonal hardwood floors and 9-ft ceilings that make the space feel bright and airy. The kitchen is built for function and storage: espresso cabinets stacked to the ceiling, under-cabinet lighting, granite counters, stainless appliances, and an island big enough for four stools and hidden storage. Just off the kitchen, the dining space flows into a living room warmed by a corner gas fireplace with a natural stone surround - the kind of room that gets used every day, not just for company. Head upstairs and the primary bedroom fits a king bed, lit by south and west-facing windows. The ensuite brings granite counters and a walk-in tiled shower, with a custom-organized closet to keep things tidy. Two more bedrooms share a fully tiled bathroom right beside. Downstairs, the basement showcases a family room, a flexible space for a home office or gym, and two south-facing windows that keep it from feeling like a basement at all. A bathroom is already plumbed and framed, so finishing it is easy. Add in laundry, storage, a back deck with a gas line, and a single garage, and there's not much left to ask for. Crescent Heights sits just north of downtown with tree-lined streets. Edmonton Tr and Centre St are filled with local shops, cafes, and restaurants. Rotary Park offers sweeping views of the downtown skyline, an off-leash dog park, tennis courts, a lawn bowling club, a kids' water spray park, and picnic areas. McHugh Bluff adds even more panoramic views and walking paths, just a short stroll from the river pathways that run along the Bow River. The Bridgeland C-Train is close by, and quick access to 16th Ave NE, Deerfoot Tr, and Memorial Dr means the rest of the city is ...

Recreational, Games room 22.83 Ft x 14.17 Ft
Storage 8.00 Ft x 5.00 Ft
Living room 11.83 Ft x 16.00 Ft
Kitchen 12.33 Ft x 8.83 Ft
Dining room 9.58 Ft x 14.25 Ft
Other 6.67 Ft x 7.83 Ft

2pc Bathroom 5.25 Ft x 4.58 Ft
Primary Bedroom 11.17 Ft x 12.92 Ft
3pc Bathroom 10.75 Ft x 4.92 Ft
Bedroom 9.08 Ft x 9.25 Ft
4pc Bathroom 8.08 Ft x 4.92 Ft
Bedroom 9.00 Ft x 10.17 Ft

Listing Presented By:



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