



454 15 Avenue Calgary Alberta

\$724,900

****OPEN HOUSE THIS WEEKEND: SAT, MAR 14 AT 2-4 PM** *VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!*** Welcome to this rare end unit fronting green space. This highly upgraded Bordo townhome showcases over 2,300 sq ft (over 1,700 sq ft above grade), soaring ceilings, a private fenced yard, a fully developed basement, and a rare attached insulated garage. This home delivers the comfort and scale of a detached home with the ease of low-maintenance inner-city living. The bright main floor features 10-ft ceilings and expansive windows that fill the space with natural light. The contemporary, warm living room has a massive window overlooking the adjacent green space. It centres on a tiled feature wall with a gas fireplace and is enhanced by built-in ceiling speakers. The rear kitchen anchors the layout with a quartz waterfall island and counters, a sleek glass backsplash, stainless steel appliances including an induction cooktop, a dual-basin undermount stainless steel sink, a discreet hood fan, and ample high-end cabinetry. A powder room and a mudroom with direct access to the attached garage add everyday functionality. Upstairs, the primary suite impresses with 16.6-ft ceilings, oversized windows, a large walk-in closet, a bonus loft, and a spa-inspired 5-pc ensuite featuring heated tile floors, a dual-sink vanity with quartz and storage, a soaker tub with tile surround, and a fully tiled stand-up shower with 10mm glass door. A second bedroom with 14.5-ft ceilings, a full 4-pc bathroom, a versatile bonus room, and a convenient upper-floor laundry closet complete the upper floor. The fully developed basement features 9-ft ceilings, a spacious rec room, plus a third bedroom and a full bathroom—ideal for guests or for use as a home office. Mechanical upgrades include a high-efficiency furnace, humidifier, and HRV system. Enjoy a private f...

Listing Presented By:



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RE/MAX House of Real Estate

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RE/MAX Realty Professionals

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Bedroom 12.42 Ft x 9.25 Ft
 Recreational, Games room 18.67 Ft x 17.75 Ft
 4pc Bathroom Measurements not available
 Living room 14.25 Ft x 10.75 Ft
 Kitchen 13.75 Ft x 8.25 Ft
 Dining room 7.50 Ft x 7.00 Ft

Primary Bedroom 12.67 Ft x 11.58 Ft
 Bedroom 14.42 Ft x 9.25 Ft
 Loft 11.58 Ft x 6.83 Ft
 Bonus Room 17.42 Ft x 11.17 Ft
 4pc Bathroom Measurements not available
 5pc Bathroom Measurements not available

