

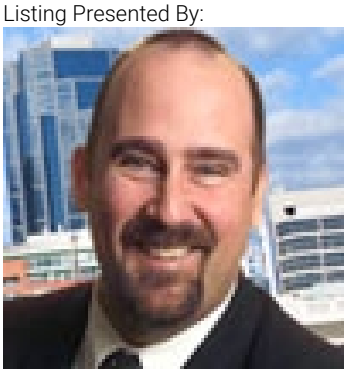
518 33 Street Calgary Alberta

$389,900

Welcome to Urban View by the River. This beautifully positioned two bedroom, two bathroom main floor unit is located in the heart of Parkdale. This boutique complex is just a short walk to Foothills Hospital, the new University District, and easy access to the 16th Ave corridor for easy access out of the city. The standout feature is the private, exclusive-use patio which measures 17.9 X 14.1 offering your own outdoor retreat just steps from the Bow River pathways. The thoughtful split-bedroom layout offers privacy and flexibility, with bedrooms positioned on opposite sides of the unit. The primary suite features a walk-through closet leading to a four-piece ensuite, while the second bedroom comfortably fits a queen bed or makes an ideal home office. A second four-piece bath serves the main living space. At the centre of the home, a west-facing living room with a feature fireplace walks straight through to the exclusive-use patio, with the dining area alongside -- perfect for morning coffee or evening unwinding. A phantom screen adds extra airflow through the warmer summer months. The kitchen is equipped with stainless steel appliances, ample counter space, and freshly repainted cabinetry for a bright, refreshed feel. A laundry area with a stacked washer/dryer and additional storage is conveniently right off the kitchen. Enjoy all that this quiet 3 storey complex has to offer. This unit includes one titled indoor parking stall and one titled storage unit, plus access to bike storage and a common-use car wash. With downtown, the university, Foothills Hospital, and the Bow River pathways all within easy reach, this location truly can't be beat. (id:6769)

Kitchen 9.33 Ft x 7.58 Ft
Living room 10.75 Ft x 13.00 Ft
Dining room 14.08 Ft x 9.67 Ft
Primary Bedroom 10.67 Ft x 14.25 Ft
Bedroom 8.58 Ft x 12.67 Ft
4pc Bathroom 5.00 Ft x 8.00 Ft
4pc Bathroom 4.92 Ft x 8.25 Ft

Listing Presented By:



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