



529 23 Avenue Calgary Alberta

\$525,000

****OPEN HOUSE Saturday, November 4th 2:30-4:30pm**** This is your opportunity to live in the highly sought after community of Mount Pleasant - steps from schools, playgrounds, recreation centre (arena and outdoor pool), and Confederation Park. This meticulously maintained and upgraded townhome, boasting a front covered veranda is located on a quiet, tree lined street, minutes from downtown. Enter through the front foyer to the open concept layout which includes a spacious kitchen with generous island, granite countertops, ample cabinetry, and adjacent, large dining and living room spaces - perfect for entertaining. A cozy gas fireplace, walk in pantry and 2 piece bathroom complete the main floor. The upper level features a generous primary suite with a large, walk in closet and 4 piece ensuite with separate shower and soaker tub. The second bedroom ALSO features a three piece ensuite bathroom for the utmost comfort and privacy of your guests. You will love the beautiful maple hardwood floors throughout and the MANY recent upgrades. (see list in supplements). The completed developed lower level includes a family room, four piece bathroom, a bonus area perfect for an office, separate laundry area and mechanical room which includes a newer high efficiency furnace (2018). TONS of storage, a single detached garage, freshly painted composite siding, and low condo fees make this the perfect place to call home. (id:6769)

4pc Bathroom 7.67 Ft x 5.00 Ft

Den 9.33 Ft x 11.33 Ft

Recreational, Games room 17.08 Ft x 14.92 Ft

Storage 7.58 Ft x 4.83 Ft

Furnace 9.25 Ft x 8.50 Ft

2pc Bathroom 5.42 Ft x 4.50 Ft

Dining room 8.42 Ft x 15.17 Ft

Kitchen 9.75 Ft x 15.17 Ft

Living room 14.58 Ft x 17.17 Ft

3pc Bathroom 5.00 Ft x 10.17 Ft

4pc Bathroom 6.42 Ft x 14.58 Ft

Bedroom 12.75 Ft x 12.42 Ft

Primary Bedroom 11.42 Ft x 16.67 Ft

Listing Presented By:



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eXp Realty

<http://www.michelegole.com/>

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