



# 5616 14 Avenue Calgary Alberta

\$499,900

This BRIGHT EXECUTIVE CORNER UNIT TOWNHOME features a unique, light-filled floor plan with large windows and soaring VAULTED CEILINGS. With 3 BEDROOMS, each offering its own bathroom & walk-in closet and a HEATED DOUBLE-ATTACHED GARAGE, this property combines functionality with style. On the main level, enjoy an OPEN FLOOR PLAN including a spacious living room with a gas fireplace, a dining area and a well-equipped kitchen including a breakfast bar, pantry and a newer fridge and dishwasher. The main floor also has a bedroom including a 4-pc ensuite bathroom with soaker tub and a walk-in closet, providing flexibility with the option for a main floor bedroom. Additional features on this level include a mudroom, laundry room and access to your PRIVATE PATIO, perfect for enjoying your morning coffee or evening relaxation. Upstairs, you will find another large bedroom with 2 closets and an ensuite bathroom inclusive of a jetted soaker tub. The fully finished basement offers ample extra living space, including a generous family room, a den, an exercise room/gym, a bonus room, a bedroom, a full bathroom, and plenty of storage. This expansive layout provides endless possibilities for use and customization. There is also IN-FLOOR HEATING! This prime location offers quick access to all amenities and transportation, just 1 block from the LRT! CONDO FEES INCLUDE ALL UTILITIES EXCEPT ELECTRICITY! Roof, building envelope, hot water tanks and garage floors have all been redone in 2108/19/20. Don't miss out on this opportunity to make this exceptional property your new home! (id:6769)

Bedroom 11.00 Ft x 15.67 Ft  
 4pc Bathroom 6.17 Ft x 8.08 Ft  
 Storage 7.00 Ft x 7.00 Ft  
 Bonus Room 7.25 Ft x 10.33 Ft  
 Den 11.25 Ft x 11.33 Ft  
 Exercise room 10.00 Ft x 9.42 Ft  
 Other 3.67 Ft x 3.08 Ft  
 Living room 12.08 Ft x 13.25 Ft

Other 3.08 Ft x 4.58 Ft  
 Laundry room 4.50 Ft x 2.92 Ft  
 Dining room 13.75 Ft x 8.33 Ft  
 Bedroom 11.67 Ft x 13.00 Ft  
 4pc Bathroom 9.08 Ft x 5.50 Ft  
 Other 4.50 Ft x 6.08 Ft  
 Other 4.83 Ft x 8.42 Ft  
 Primary Bedroom 10.17 Ft x 12.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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 Century 21 Bamber Realty LTD.

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

**RE/MAX Realty Professionals**

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Eat in kitchen 11.75 Ft x 10.08 Ft

2pc Bathroom 2.92 Ft x 7.83 Ft

Pantry 5.50 Ft x 4.50 Ft