



625 2 Avenue Calgary Alberta

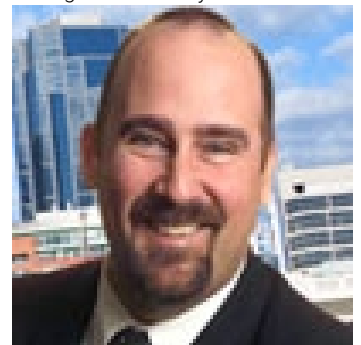
\$959,900

BRAND NEW FRONT FACING END-UNIT TOWNHOME | OUTSTANDING SUNNYSIDE INNER-CITY LOCATION | 3 STOREYS ABOVE GRADE | PRIVATE PRIMARY RETREAT WITH BALCONY | BONUS ROOM + 3 BEDROOMS | OPEN-CONCEPT MAIN FLOOR | LEGAL 1-BEDROOM BASEMENT SUITE | FIRE-RATED & SOUND-SEPARATED CONSTRUCTION | Brand new and currently under construction, this end-unit inner-city townhome delivers a thoughtfully designed layout paired with a fully self-contained legal basement suite, offering exceptional flexibility for homeowners, investors or multi-generational living. Quality construction, modern design and a highly functional floorplan combine to create a private and low-maintenance urban residence in one of Calgary's most desirable neighbourhoods. The open-concept main floor is designed as a great-room style living space, seamlessly connecting the kitchen, dining and living areas to support everyday living and entertaining with ease. Designed for everyday usability, the kitchen features modern appliances and generous prep and storage space, while the end-unit position enhances privacy and natural light. The second level features 2 well-proportioned bedrooms, a full 4-piece bathroom, convenient upper-level laundry and a dedicated bonus room ideal for a home office, media space or additional living area. A true owner's oasis, the entire third level is reserved as a private primary retreat, complete with a large walk-in closet, a luxurious ensuite and a private balcony that creates separation from the rest of the home. The fully developed legal basement suite includes a private entrance, dedicated kitchen, living area, bedroom, full bathroom and in-suite laundry, providing excellent rental potential and true separation between living spaces. Built to current code with fire-rated and sound-separated assemblies and efficient mechanical systems, this property offers peace of mind and long-term durabi...

Bedroom 10.83 Ft x 8.67 Ft
 Bedroom 9.58 Ft x 11.08 Ft
 Bonus Room 7.00 Ft x 11.67 Ft
 4pc Bathroom Measurements not available
 Primary Bedroom 14.67 Ft x 11.00 Ft
 4pc Bathroom Measurements not available
 Other 7.92 Ft x 6.00 Ft
 2pc Bathroom Measurements not available

Living room 9.17 Ft x 13.83 Ft
 Dining room 6.50 Ft x 13.83 Ft
 Kitchen 10.42 Ft x 12.50 Ft
 Foyer 6.75 Ft x 6.17 Ft
 Living room 11.50 Ft x 16.42 Ft
 Kitchen 11.75 Ft x 4.00 Ft
 Bedroom 11.00 Ft x 11.33 Ft
 4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Realty Professionals

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