

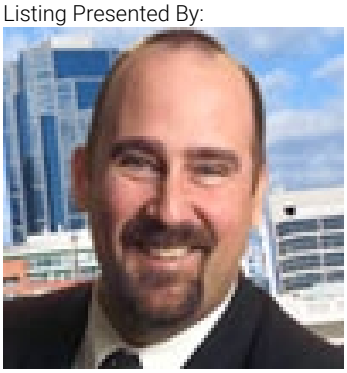

# 676 Merrill Drive Calgary Alberta

$299,900

Welcome to this charming END-UNIT TOWNHOUSE in the desirable community of Winston Heights, offering an appealing blend of character, comfort and convenience! Filled with natural light and thoughtfully styled with distinctive mid-century modern touches, including beautiful retro-inspired lighting, this home has so much to love.The bright and spacious kitchen features newer stainless steel appliances, generous counter space, a convenient pass-through opening to the living room and direct access to a lovely, partially covered deck overlooking the green space beyond. The inviting living room features a built-in desk, adding both character and functionality. Upstairs, you'll find TWO BEDROOMS, while 1.5 BATHROOMS provide everyday convenience.Recent exterior improvements include NEW CLASS 4 HAIL-RATED ASPHALT SHINGLES. The condominium complex is also undergoing an exterior siding improvement project involving the replacement of existing vinyl siding with modern Hardie Board siding. Work is underway, with several neighbouring units already completed, providing a visual example of the exterior finishes being installed.The unfinished basement offers excellent potential to customize the space to suit your needs. It includes a window, partial wall framing and a dedicated laundry area complete with a washer and dryer. A DESIGNATED PARKING STALL WITH ELECTRICAL PLUG-IN adds further convenience.Backing onto a PARK AND PLAYGROUND, this property enjoys a wonderful setting with convenient access to nearby walking paths, golf, transit, cafes, restaurants and the many amenities of Winston Heights.Lovingly maintained and full of personality, this inviting townhouse offers a wonderful opportunity to make it your own. Furniture and furnishings may also be negotiable!
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4pc Bathroom 7.00 Ft x 7.08 Ft
Bedroom 13.92 Ft x 10.50 Ft
Primary Bedroom 18.08 Ft x 12.58 Ft
Storage 21.08 Ft x 12.67 Ft
Furnace 21.08 Ft x 9.67 Ft
2pc Bathroom 4.17 Ft x 4.50 Ft
Kitchen 16.92 Ft x 10.50 Ft
Living room 18.00 Ft x 12.50 Ft

Listing Presented By:



Originally Listed by:
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