



## 1627 16 Avenue Calgary AB

\$499,000

This upscale 2-storey home has been completely gutted/renovated with an updated kitchen, new ensuite bathroom, new Canadian maple hardwood floors, newer washer/dryer, new hot water tank and has been freshly painted. This is the perfect space for entertaining or to cozy up after work beside the wood burning fireplace. The updated chef's kitchen is an open concept with a gas stove, sleek cabinets, a large island and butcher block countertops. There is a south facing patio off the kitchen that allows for added enjoyment and natural light. Upstairs features an oversized master bedroom, with a walk-in closet, 5-pc ensuite and an additional guest bedroom. There is in-suite laundry on the main floor, a double attached garage, a large storage room and a north facing balcony. This affordable townhouse is located 1 block from all the shops and restaurants on 17th avenue! Enjoy the luxury of living steps away from the community tennis courts, a large park, Sunalta community centre and the LRT station.

Kitchen 14' x 9'

Dining Room 12' x 6'

Living Room 14'8" x 12'8"

Laundry Room 5'4" x 2'10"

Master Bedroom 16'4" x 10'10"

Bedroom 14' x 9'10"



**Christina Giuffre**

CENTURY 21 BAMBER REALTY LTD.

Phone: (403) 991-8818

christina.giuffre@century21.ca



**Century 21 Bamber Realty Ltd.**

1612 17th Ave SW , Calgary, AB,  
T2T 0E3

Phone: 403-470-0021

miranda@calgaryrealestatepro.pro