



THE
A-TEAM

**RE/MAX
FIRST**

1616 24 Avenue #102, Calgary T3M 1Y6

MLS®#: **A2149570**

Area: **Capitol Hill**

Listing Date: **07/15/24**

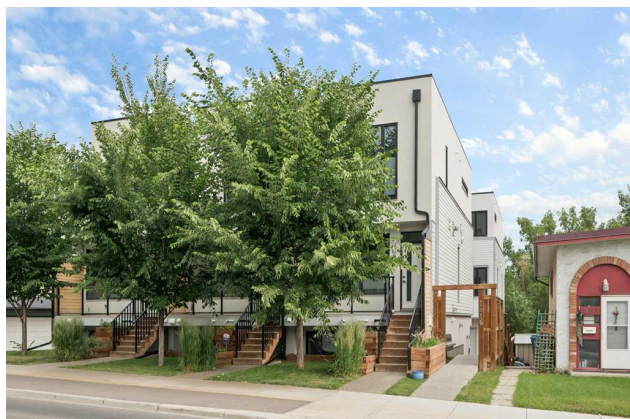
List Price: **\$568,000**

Status: **Active**

County: **Calgary**

Change: **-\$12k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area
Abv Sqft: **1,250**
Low Sqft:
Ttl Sqft: **1,250**

DOM

63
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Low Maintenance Landscape,Treeed**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Lighting**

Construction: **Composite Siding,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,Kitchen Island,Open Floorplan,Stone Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`8" x 9`8"
Dining Room	Main	10`6" x 9`3"
2pc Bathroom	Main	5`9" x 2`7"
5pc Ensuite bath	Upper	10`0" x 8`1"
4pc Ensuite bath	Upper	8`1" x 4`11"
Bedroom	Lower	11`9" x 7`11"
Furnace/Utility Room	Lower	6`5" x 4`11"

Room	Level	Dimensions
Kitchen	Main	11`5" x 10`11"
Foyer	Main	5`1" x 5`0"
Bedroom - Primary	Upper	12`6" x 10`11"
Bedroom	Upper	10`2" x 8`2"
Laundry	Upper	5`10" x 2`10"
3pc Ensuite bath	Lower	6`1" x 5`7"

Condo Fee:
\$400

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d96

Legal Desc: **1812303**

Remarks

Pub Rmks: **Welcome to this beautiful and contemporary end unit townhouse located in the heart of Capitol Hill. This stunning home boasts 9-foot ceilings, elegant hardwood floors, and an abundance of natural light throughout. Step into the expansive living room with fireplace, perfect for entertaining or relaxing after a long day. The modern kitchen features a spacious island, quartz countertops, and stainless steel appliances. The upper level offers a large primary bedroom complete with a luxurious 5-piece ensuite and private balcony. An additional secondary bedroom also includes a 4-piece ensuite, and the convenience of an upstairs laundry room adds to the home's functionality. The lower level features an extra bedroom with its own 3-piece ensuite, providing ample space for guests, a home office or gym. An attached single garage ensures your vehicle is always secure and easily accessible. Located adjacent to Confederation Park, this townhouse offers immediate access to walking and biking pathways, a golf course, and more. This property is perfectly situated near the University of Calgary, SAIT, and Alberta University of the Arts. This property is a short commute from Calgary's Downtown Core, making it the perfect opportunity for a young professional. Don't miss out on this exceptional property in a prime location!**

Inclusions:
Property Listed By: **Garage Controls, Air Conditioning Unit
Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

