

204, 1616 24 Avenue NW  
Calgary, Alberta

MLS # A2281816



**\$629,900**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,781 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 450
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d96
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Electric Fireplace, Gas Weber BBQ

Backing directly onto Confederation Park, this immaculate 3 storey townhouse offers a rare combination of space, privacy, and an unbeatable inner city location in the heart of Capitol Hill. As the largest unit in the complex, with all three levels above grade, pride of ownership is evident throughout. The main level features a private bedroom with a 3 piece ensuite, ideal for guests or a home office along with convenient access to the attached garage. Upstairs, the bright and inviting second level is designed for everyday living and entertaining, showcasing a cozy living room with an electric fireplace and direct access to a park facing deck complete with a gas line for your BBQ. The stunning kitchen is the centerpiece of the home, featuring high-end stainless steel appliances, a huge quartz island with seating for six, generous cabinetry, a built-in speaker system, and a spacious dining area, complemented by a convenient 2-piece bathroom. The top floor is a true retreat, offering a spacious primary bedroom with a Juliet balcony overlooking the park, a luxurious 5-piece ensuite with heated flooring, and a huge walk-in closet. A speaker system is also included in the primary bedroom. An additional well-sized bedroom, a 4-piece bathroom, and convenient upper-level laundry on the same floor as the bedrooms complete this level. The home also includes rough-ins in all other rooms for future speaker installation, with the A/V receiver included by the seller, allowing for easy expansion to a whole-home audio system. Enjoy year-round comfort with air conditioning and the unparalleled lifestyle of stepping directly from your home into Confederation Park. A rare opportunity in one of Calgary's most desirable inner-city communities.