

**4010 Kovitz Lane NW  
Calgary, Alberta**

**MLS # A2290326**



**\$674,900**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,533 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	\$ 698
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame, Wood Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Smart Home, WaterSense Fixture(s), Wired for Data

**Inclusions:** None

Located in the heart of the vibrant University District, this beautifully appointed 3 storey, 3 bedroom townhome was a former show suite and offers modern design, energy efficient features, and exceptional walkability. The main level showcases 9' ceilings, engineered wide plank hardwood floors, and contemporary energy saving lighting that enhances the open living and dining areas. The well equipped kitchen is finished with polished quartz countertops, an island with eating bar, sleek contemporary cabinetry, full height backsplash, and a high end designer panel ready appliance package. Convenient laundry facilities and a 2 piece powder room complete the main level. The second level hosts three bright bedrooms and a stylish 4 piece bath. The primary bedroom features generous closet space and a private 4 piece ensuite with dual sinks and an oversized shower. Both bathrooms are finished with high gloss ceramic tile, quartz countertops, and WaterSense certified fixtures for added efficiency. The basement level features a spacious flex area &ndash; perfect for a family room or home office setup. A standout feature is the expansive rooftop patio, offering a private outdoor retreat ideal for relaxing or entertaining. Additional highlights include integrated in suite technology with smart wiring, USB smart plugs, TV/phone connections in principal areas, built in smoke detectors, an in suite sprinkler system, in-suite storage and two titled, secured, heated underground parking stalls. Residents enjoy all the amenities that make University District so desirable&mdash;vibrant retail districts, beautifully designed parks and open spaces, and extensive biking and walking paths. The University of Calgary, Foothills Hospital, Alberta Children&rsquo;s Hospital, and Market Mall are all just moments away, creating an unbeatable blend of convenience and lifestyle.