

**3933 62 Street NW
Calgary, Alberta**

MLS # A2213603



\$785,000

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 Garage door remotes, Fridge x 2,

Stunning New Construction End-Unit Townhome with LEGAL 2-Bedroom Suite! Welcome to this beautifully designed end-unit 5-bedroom, 3.5 bathroom townhome, thoughtfully built by Elite Venture Homes. Offering a rare opportunity to own a 2-bedroom legal basement suite with a separate entrance—perfect for extended family or rental income. Step inside and experience modern elegance with 9’ ceilings on both the main level and basement, creating a spacious, airy feel throughout. The garage comes fully insulated and drywalled, adding year-round comfort and functionality. The upper level contains 3 bedrooms, 2.5 bathrooms, Dedicated laundry room, Quartz countertops, Designer 30” textured flat panel kitchen cabinets, Full-height tile backsplash, Double bowl stainless steel undermount sink, Premium 4-piece Frigidaire stainless steel appliance package, including electric range, fridge, dishwasher, and OTR microwave. Quality finishes including LVP, tile, and carpet flooring. 9-foot ceiling on main floor and 9-foot basement ceiling height. Wire storage organizers in laundry, pantry, and all closets. Garage is insulated and drywalled (Mud and tape) with a 12” HP garage door-opener with two remotes. The lower-level legal basement suite contains 2 bedrooms and 1 full bathroom. Full kitchen with matching finishes and appliances, Separate laundry area and a PRIVATE entrance for added convenience and privacy. Peace of mind comes standard with a New Home Warranty, ensuring quality and protection for years to come. Situated in Calgary’s most sought-after community, you’re just steps away from: Scenic Bow River walking and biking paths, Beautiful parks, playgrounds, and top-rated schools. With easy access to Market Mall, Winsport, restaurants, Highway 1, and local shops. Neighbouring unit 1635 (A/B) are also

available—don’t miss your chance to invest in modern, income-generating living with unmatched style and comfort. Welcome home to a lifestyle of convenience, comfort and a sound investment.