

**2, 5616 14 Avenue SW
Calgary, Alberta**

MLS # A2230163



\$439,900

Division:	Christie Park		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,062 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 475
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: NA

Welcome to this stunning corner unit, bungalow-style townhouse offering 1,062 sq ft of thoughtfully designed living space. With 2 bedrooms and 2 bathrooms, this home delivers exceptional value for those seeking the best of Westside living. Step into the bright, open-concept living area, where soaring vaulted ceilings, large windows, and rich hardwood floors create a warm and inviting atmosphere. A cozy gas fireplace with custom built-in shelving anchors the space, perfect for relaxing or entertaining. The kitchen is both stylish and functional, featuring white cabinetry with under-cabinet lighting, a corner pantry, and a convenient counter ideal for casual dining, along with a designated dining area with built in bench with custom cushions for more formal meals. Enjoy outdoor living on the sunny, south-facing balcony—surrounded by mature trees and with no direct-facing neighbors, it's a peaceful retreat year-round. The spacious primary bedroom is a true sanctuary, complete with vaulted ceilings, a generous walk-in closet, second closet, and a 4-piece ensuite. A second bedroom with plenty of space and a built in reading/relaxing nook with custom cushion, a versatile loft (ideal as a home office, reading nook, or mancave), laundry, and an additional 3-piece bathroom round out the interior. Additional features include an attached garage with ample room for bikes and extra storage—an invaluable perk during the winter months. Ideally located within walking distance to the Sirocco LRT station, West Market Square (home to Sunterra Market, many restaurants and Starbucks), Westside Recreation Centre, Strathcona Ravine, parks, and green spaces. Quick access to major roadways makes commuting a breeze. Pet-friendly (with Board approval). Don't miss this opportunity to live in one of Calgary's most

sought-after communities! Call today to book your private showing!