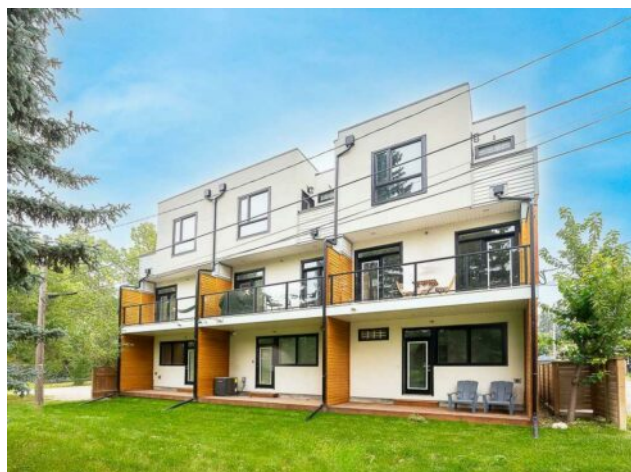


206, 1616 24 Avenue NW
Calgary, Alberta

MLS # A2254810



\$610,000

Division:	Capitol Hill		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,385 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-CG d96
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

Inclusions: NA

Backing directly onto Confederation Park, this thoughtfully designed townhome blends style, comfort and functionality across three levels of living. The entry level offers a versatile flex room ideal as a home office, kids' playroom or third bedroom complete with a three-piece ensuite and patio doors that open directly to the park. The main level is made for entertaining with an open concept kitchen featuring a large island, quartz counters, custom cabinetry and stainless steel appliances all adjoining the dining room. The cozy living room includes a fireplace and a balcony with sweeping views of Confederation Park and the golf course. Sun-filled interiors are elevated by nine-foot ceilings, wide plank floors, designer lighting and high-end finishes throughout. The upper level offers two spacious bedrooms, a full bathroom, and a laundry room. The luxurious primary retreat showcases a walk-in closet and a spa-inspired ensuite with a step-in shower, separate soaking tub, double sinks and heated floors. Complete with an attached garage, this home provides exceptional convenience in a prime location steps to transit, SAIT, numerous schools, parks, shopping and with quick access to Calgary's downtown core. A rare chance to enjoy park-front living in the heart of the city. Contact your favourite Realtor today to book a showing.