



206, 1616 24 Avenue NW, Calgary, Alberta - \$610,000



Main Photo

Property Description

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, seperate 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.

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