



GRASSROOTS
REALTY GROUP

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61 30 Avenue SW
Calgary, Alberta

MLS # A2250158



\$664,000

Division:	Erlton		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,422 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Faces Rear, Off Street, Quad or More Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Landscaped, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane, Flat	Condo Fee:	\$ 385
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

Inclusions: N/A

Nestled on a serene street in the prestigious community of Erlton, this exquisite townhouse offers an unparalleled blend of elegance and urban convenience. Just a short walk to Mission and the charming Roxboro dog park, this home is perfectly situated for those seeking a vibrant yet tranquil lifestyle. The main floor welcomes you with its rich hardwood floors, soaring 9-foot ceilings, and fresh paint, creating a bright and inviting atmosphere. The living room, bathed in natural light, opens onto a private front deck, while the dining area provides ample space for entertaining. The kitchen is a chef's dream, featuring 2 tone European-style cabinetry, quartz countertops, a peninsula island adorned with a marble herringbone backsplash, and stainless steel appliances, including a gas range and pantry. Upstairs, the master bedroom is a true retreat, offering breathtaking views of downtown, double closets, and a luxurious en-suite bathroom complete with a soaking tub. A second generously sized bedroom and a well-appointed family bathroom complete this level. The upper loft is a sunlit haven, boasting vaulted ceilings, skylights, and an expansive open space perfect for a family room, sitting area, or home office. Step out onto the rooftop patio to take in the spectacular views of Downtown and Stampede Park, an ideal spot for enjoying fireworks during the Rodeo or Canada Day celebrations. The basement is designed for both function and style, featuring a spacious gym area with industrial-inspired exposed ceilings, a laundry room, and additional storage in the furnace room. This home also includes a single parking spot in the shared detached garage, with ample free street parking available. Offering a seamless inner-city lifestyle without the congestion, this townhouse is the crown jewel of the complex, combining luxury, comfort, and convenience in one

remarkable package.