



GRASSROOTS
REALTY GROUP

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2953 Peacekeepers Way SW
Calgary, Alberta

MLS # A2281103



\$599,900

Division:	Garrison Green		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,501 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 444
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, See Remarks		

Inclusions: Camera, Smoke Detectors, other smart home equipment

CONDITIONALLY SOLD. With almost 2,000 square feet of living space, 3 bedrooms, 3.5 bathrooms, a fully-finished basement and a double detached garage, this inner city townhome presents a great opportunity! Nine foot ceilings flow throughout the open-plan main level which features a spacious kitchen with granite counters including a raised breakfast bar with room for stools, a corner pantry, and newer stainless steel appliances including a premium double oven range. The adjoining dining area easily fits a large table and is perfect for entertaining, and the living room is a great place to unwind in front of the cozy gas fireplace. Upstairs is host to two bedrooms including a generous primary bedroom boasting a private balcony, five piece ensuite bathroom with soaker tub, separate shower & dual sinks, and a walk in closet. The second bedroom is conveniently located next to the main bathroom. Completing this level is a convenient upper laundry with a newer LG Washtower. The finished lower level adds excellent flexibility with a third bedroom, full bathroom, a spacious living room, and plenty of storage. Completing the package is a double garage along with ample street parking for guests, and a west-facing patio which you'll appreciate this summer! The home also includes a number of smart home features such as cameras, Nest thermostats & temperature sensors, and smoke detectors which are all included. Fantastic location just steps from Mount Royal University and with quick access to transit, major roadways, shops, restaurants and more. Call your favorite Realtor to schedule a private viewing!