



24, 5616 14 Avenue SW
Calgary, Alberta

MLS # A2294320



\$425,000

Division:	Christie Park		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,006 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 551
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)		
Inclusions:	N/A		

A Stunning Must See! Fantastic 2 bedroom, 2 bathroom end unit with attached (heated) garage in the highly desirable "Lookout at Christie Park!!" Enjoy unparalleled convenience that is merely a short walk to Sirocco LRT Station, Sunterra Market, shopping, a variety of restaurants, top-rated schools, parks and more. Icing on the cake is that it is a very quick commute to downtown...and an easy escape to the mountains from this coveted location! The unit itself offers over 1000 square feet developed with an amazing layout and soaring vaulted ceilings. A huge benefit is that no-one lives above...or below you! Updated flooring is comprised of cherry hardwood and luxury vinyl plank. Other items of note are granite kitchen countertops, a breakfast bar, clean/white cabinetry, stainless steel appliances and a feature gas fireplace in living room with granite facing. You'll absolutely LOVE the spacious bedrooms! The primary bedroom has a walk-in closet...plus 4 piece private ensuite. The 2nd bedroom has built-in cabinetry and is conveniently located near the main 3 piece bathroom. Dining area also has attractive built-in cabinetry. Main floor laundry too! ALL appliances included. The private west-facing balcony will bring peaceful enjoyment during the warm summer days/evenings. The Lookout is very well maintained with mature trees, visitor parking and near walking pathways. Units of this caliber rarely become available at such an affordable price. Don't miss out...call your favorite agent and come take a look!