



**31, 5616 14 Avenue SW  
Calgary, Alberta**

**MLS # A2295968**



**\$485,000**

<b>Division:</b>	Christie Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,346 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Concrete	<b>Condo Fee:</b>	\$ 1,112
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Smoking Home, Skylight(s), Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** pool table, wine fridge

Experience refined urban living in this bright executive corner townhome offering over 2,400 sq. ft. of total living space. Rarely do you find a layout like this&mdash;featuring 3 spacious bedrooms, 3 full bathrooms, a heated double-attached garage, and an expansive fully developed basement with a substantial recreation space not typically found in townhome living. Soaring vaulted ceilings and large windows flood the open-concept main floor with natural light, highlighting the elegant living area with gas fireplace, generous dining space, and a well-appointed kitchen with breakfast bar, pantry, and updated appliances. A main-floor bedroom with full ensuite and walk-in closet offers exceptional flexibility for guests or a home office, while the private patio provides a quiet outdoor retreat. Upstairs, a serene retreat awaits with a spa-inspired ensuite and soaker tub. The fully finished basement adds incredible versatility with a large family/recreation room, office, gym area, additional bedroom, full bath, and ample storage&mdash;all enhanced by in-floor heating. Located just one block from the LRT and close to all amenities, this well-maintained complex offers exceptional value, with condo fees covering all utilities except electricity. A rare opportunity for elevated, low-maintenance living.