



**245 Big Horn Avenue
Calgary, Alberta**

MLS # A2302647



\$589,900

Division:	Alpine Park		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,731 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Stone Counters, Vinyl Windows		

Inclusions: N/A

Welcome to the "Avery," a well-designed end-unit townhome offering over 1,700 sq ft of living space across three functional levels, with a bonus: an unfinished basement. With a thoughtful layout, multiple living areas, and a double attached garage, this home delivers and checks all the boxes. The main floor is bright and open, featuring a spacious living room that flows seamlessly into the dining area and kitchen. The kitchen is efficiently laid out with ample cabinetry, a pantry, a spacious island and a sleek stainless steel appliance package. Step out onto the private balcony just off the dining area, which is a perfect place for morning coffee or summer evenings. Upstairs, you'll find three bedrooms, including a generously sized primary retreat complete with a walk-in closet and private ensuite. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete this level. The entry-level offers a versatile office or flex space, making it an ideal working-from-home space, home gym, or guest area, with access to the double-attached garage. The unfinished basement is a blank canvas, ready for your future development ideas. This home offers a smart layout, ample square footage, and the potential to add value over time, making it the perfect home for first-time home buyers, families, professionals, or investors alike. Situated in Calgary's "new west," offering quick access to the mountains and downtown via the Stoney Trail ring road. The community includes interconnected parks, creative natural playgrounds, tree-lined boulevards, and upcoming commercial spaces featuring cafes and services. *Photos are of the show home and are representative. RMS has been applied to the construction drawings provided by the builder. Taxes to be assessed.