



2919 136 Avenue NW
Calgary, Alberta

MLS # A2303678



\$524,000

Division:	Sage Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,474 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.03 Acre		
Lot Feat:	Level, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 363
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-1 d60
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: attached garage shelving including tire rack, TV stand (but not TV) in living room, attached electronics stand in third bedroom, all shelving in main floor office., garage heater, window coverings

Open House Saturday, April 25 and Sunday, April 26 from 1-3 pm With almost 1,700 sq ft of finished living space, you're going to want to see this original-owner townhouse in person. It features 3 bedrooms, 2.5 bathrooms, a main floor office / flex room, a heated double-car attached garage, air conditioning, hot water on demand, and numerous builder upgrades. Additionally, it's one of the few units in this development that faces a large green space, and it's just a short drive from extensive shopping at Creekside and convenient access to Calgary's Ring Road. Come into the spacious front entry, and you'll notice the large flex room to your left. A short flight of stairs takes you up to your attached garage and then further to your main living area. The large, well-appointed kitchen features stainless steel appliances (including fridge with water line), white cabinetry, stone counters. and a pantry. The open concept living space on this level means your living room and separate dining area are both close at hand, as is access to your private balcony with BBQ gas line, and tucked away from the kitchen is a convenient 2-piece powder room. Heading upstairs, you'll be struck by the wide staircases and large windows throughout. On the upper level, you'll find your primary suite with architectural windows, walk-in closet, and a large ensuite. Two additional bedrooms, both of which have south-facing windows, are large enough for a bedroom set or perhaps another home office setup, there's also another full bathroom, and convenient laundry. Throughout this property, you'll notice the thoughtful upgrades the owners chose. They upgraded to wood in the main living spaces and tile in the full bathrooms, and they had upgraded carpet with upgraded underlay installed elsewhere. The ensuite and main bathroom vanities are 36"-inches high rather than 32", the shower / tub

combos have tile from the top of the fibreglass all the way to the ceiling, there's an Ecobee thermostat, an upgraded fridge with water line, upgraded counters, an upgraded kitchen backsplash, and air conditioning for those hot summer nights. There's nothing to do but move-in, unpack, and enjoy.