



2, 2427 2 Avenue NW
Calgary, Alberta

MLS # A2140024



\$649,000

Division:	West Hillhurst		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,330 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Skylight(s), Stone Counters, Sump Pump(s), Tankless Hot Water, Wet Bar		

Inclusions: n/a

Experience modern living in this stylish 3-bedroom AIR CONDITIONED townhome, designed with elegance and functionality in mind. The main floor features beautiful hardwood flooring and an open concept kitchen and dining area, complete with a GE Monogram appliance package, induction stove, and quartz countertops. Upstairs, you'll find 2 spacious bedrooms with hypoallergenic carpets and a stunning skylight that bathes the space in natural light. The master bedroom offers a generous walk-in closet, and a luxurious 4-piece ensuite with dual glass vessel sinks and a STEAM SHOWER! The finished basement is perfect for entertaining or relaxing, featuring a large rec room, a third bedroom, ample storage, and another 4-piece bathroom. This home is loaded with high-end extras, including a tankless instant hot water heater, Vacuflo system, Magwall insulated foam basement floors, and upgraded faucets and hardware. Enjoy outdoor living in the private south-facing backyard, complete with a composite deck, conveniently located just steps from the detached garage and visitor parking pad. Situated close to Kensington and numerous amenities, this home offers the perfect blend of comfort and convenience. Don't miss your chance to see this incredible property. Schedule your viewing today!