



103, 41 6 Street NE
Calgary, Alberta

MLS # A2144800



\$417,500

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Multi Level Unit | | |
| Size: | 1,200 sq.ft. | Age: | 2008 (16 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 597 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | M-C2 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Open Floorplan, Storage, Walk-In Closet(s) | | |

Inclusions: None

Discover the perfect blend of size, location, and affordability in this exquisite residence that will fulfill all your desires. This remarkable two-level condo spans an impressive 1,235 square feet, is meticulously designed and offers 2 bedrooms, 2 bathrooms and secured underground parking. As you step inside, you will be greeted by an inviting atmosphere adorned with luxury vinyl plank flooring that graces the main level, creating a seamless flow throughout. The neutral color palette and large windows infuse the space with natural light, enhancing the ambiance of every room. Prepare to be captivated by the kitchen, a culinary haven that showcases granite counters, stainless steel appliances, a captivating slate tile backsplash, elegant wood cabinetry, a convenient double sink, a breakfast bar, and a fully stocked pantry. The spacious living area beckons you to unwind and immerse yourself in entertainment with the built-in surround sound speakers, while the expansive back patio terrace offers a haven for relaxation during the summer months. Fire up the gas-equipped BBQ and create cherished memories with friends and loved ones. For larger gatherings, a communal outdoor space above provides the perfect venue for unforgettable get-togethers. Completing the main level is a thoughtfully designed second bedroom, accompanied by an adjacent bathroom that is perfect for accommodating visiting guests. Ample storage options, including under-stair storage and a generous entry closet with stacking laundry facilities, ensure a clutter-free living environment. Venture to the top level, where you will discover the primary room, an oasis of tranquility and comfort. This spacious retreat offers abundant space for a king-sized bed, while the walk-through closet with organizers adds a touch of sophistication to your daily routine. The en-suite bathroom is a

sanctuary of relaxation, featuring a separate jet tub and shower for your utmost indulgence. Nestled within a boutique building, this residence offers unparalleled convenience, with easy access to a multitude of amenities, parks, playgrounds, scenic river pathways, and the bustling downtown office core. Welcome to a lifestyle that effortlessly combines elegance, functionality, and proximity to everything you desire. Your search for the perfect home ends here.