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MLS®# A1142936

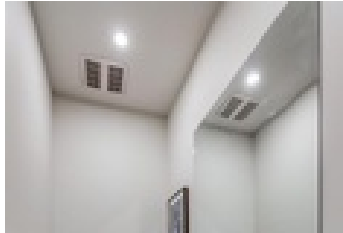


Property Value	\$569,900
Type	Row/Townhouse
Style	3 Storey
Basement	Finished, Full
Parking	Stall, Assigned, Parking Pad, Single Garage Detached
Year Built	2018
Living Area	1,394.81 sq.ft.
Lot Frontage	49.97 ft
Bedrooms	3
Bathrooms	3 full & 1 half

Description

Amazing ultra-chic corner townhouse tucked away in the coveted Richmond triangle. This fully developed modern unit features 3 beds/3.5 baths, contemporary finishings, 9 ft ceilings and a bonus loft with west facing rooftop patio. Step into this home which presents the perfect space to entertain, featuring cozy living room space which flows into a well-appointed kitchen with island, and room for dining as well a spacious powder room. On the 2nd floor you will find a spacious master retreat with en-suite with west facing views. A second bedroom and bath complete the 2nd floor. The 3rd floor features a large, vaulted loft area, perfect for a media room/office & features access to the large west facing rooftop patio with unobstructed views to enjoy all of the beautiful Calgary sunsets. Just wait, there's more. The basement has been fully developed to feature an additional bedroom, 3-piece bath and living room. The bonus of this particular unit is it is the only unit in the complex that has a private fenced yard with a brand-new deck to entertain. You can also take advantage of the large fenced common area south space for larger gatherings. Each unit includes two parking spaces. One is inside and one behind the garage on a parking pad. Extremely high-quality LEED build (Leaders in Energy & Environmental Design) with triple pane windows, LED lighting throughout, upgraded insulation, Silver Certified for reduced heating costs, H2O savings (approx. 30%) & cleaner air. Solar panels are also installed on the roof for approx. 30-40% electricity savings. It is rare to have a townhome of this caliber with all the perks and outdoor space don't miss out on this one-of-a-kind inner-city gem.







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