



33, 12625 24 Street SW  
Calgary, Alberta

MLS # A2309856



**\$489,900**

<b>Division:</b>	Woodbine		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,305 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Enclosed, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 529
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Quartz Counters, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to Tiffany Lane &mdash; a highly sought-after and rarely available address. This exquisitely renovated townhome offers 1,305.28 sq. ft. of beautifully designed living space, featuring two spacious bedrooms, 2.5 bathrooms, and refined finishes throughout. Ideal for first-time buyers, downsizers, or investors alike. Step into a bright and inviting main floor, where neutral tones and thoughtful design create a sense of effortless elegance. The open-concept living, dining, and kitchen area is filled with natural light and enhanced by vaulted ceilings and luxury vinyl flooring. The stunning kitchen is a true showpiece, showcasing modern shaker cabinetry with gold brass hardware, high-quality stainless steel appliances, white quartz countertops, ample storage, and a sleek marble subway tile backsplash&mdash;perfect for both everyday living and entertaining. Adjacent to the kitchen is a generous dining area accented by a beautiful gold brass chandelier, flowing seamlessly into a cozy living space. Here, a large south-facing window and a charming stone-faced, wood-burning fireplace create warmth and ambiance. From the living room, enjoy views of the private front patio&mdash;an ideal spot for BBQs, patio seating, and soaking up the sunshine. The main level is completed by a convenient 2-piece bath for guests. Upstairs, a bright and airy loft/bonus space offers endless possibilities, whether as a home office, additional lounge area, games space, or home gym. This level also features a generously sized second bedroom and a beautifully appointed main bathroom with a clawfoot soaker tub, shower, and heated penny tile floors. The primary bedroom retreat impresses with built-in closets and a luxurious 3-piece ensuite, complete with designer fixtures, premium finishes, a large glass shower, and in-floor heating. The partially finished basement

provides excellent storage and the opportunity to add your own creative touches. Located in the desirable community of Woodbine, this home offers access to Fish Creek Provincial Park, scenic walking paths, abundant green spaces, everyday amenities, and a vibrant community atmosphere. Local shops and a beloved bakery are just a few of the added perks that make this neighborhood so special.