



106, 1616 24 Avenue NW
Calgary, Alberta

MLS # A2320772



\$569,900

Division:	Capitol Hill		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,249 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-CG d96
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: None

Discover elevated inner-city living in this beautiful townhome backing onto the lush green space of Confederation Park. Offering a combination of luxury, functionality, and an unbeatable location, this residence showcases exceptional craftsmanship, and timeless design. The bright and inviting main level with 9 foot ceilings and large windows is designed for both everyday living and effortless entertaining. A spacious living room anchored by a stylish gas fireplace creates a warm and welcoming atmosphere, while the chef-inspired kitchen features premium appliances, sleek cabinetry, an oversized island, and generous workspace for cooking and gathering. A convenient powder room completes the main floor. Upstairs, the elegant primary suite serves as a private retreat, complete with its own balcony overlooking the surrounding area, a spa inspired ensuite, and ample closet space. A second spacious bedroom also enjoys the privacy of its own ensuite bathroom, while the upper-floor laundry adds everyday convenience. The lower level offers outstanding flexibility with a third bedroom, full bathroom, ideal for guests, a home office, fitness space, and direct access to the attached garage. Perfectly positioned along Confederation Park, residents can enjoy year-round access to walking and cycling pathways, mature green space, playgrounds, and recreational amenities, all while remaining just minutes from downtown Calgary, major commuter routes, shopping, dining, and excellent schools. This is an opportunity to own a premium park-side townhome in one of Calgary's most desirable inner-city communities.