



GRASSROOTS
REALTY GROUP

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1503 5 Street SW
Calgary, Alberta

MLS # A2327776



\$274,900

Division:	Beltline		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	832 sq.ft.	Age:	1995 (31 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 522
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	CC-MH
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, French Door, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully maintained townhouse condo with street access in an unbeatable location, just steps from the vibrant lifestyle of 17th Avenue. This spacious home features an open concept layout highlighted by a versatile DEN/OFFICE with double french doors and a full wall of built-in shelving and cabinetry. The kitchen has quartz countertops, stainless steel appliances and ample cabinetry. The inviting living room is filled with natural light and showcases hardwood flooring, a cozy gas fireplace, and patio doors leading to a spectacular WEST FACING 14' X 16' PATIO. This outdoor space opens directly onto a beautiful shared courtyard that must be seen to be appreciated. Additional features include underground parking with storage, in-floor heating combined with forced air, and numerous recent upgrades over the past 3 - 4 years including new washer, dryer, stove, microwave hood fan, hardwood flooring in the bedroom, and COMPLETE REPLACEMENT OF POLY-B PLUMBING. Located in Chateau Falls, a well managed, PRIVATE GATED COMPLEX that underwent extensive renovations in 2015, including newer windows, doors, roof and exterior paint. A great opportunity in a highly sought after location & viewing is highly recommended.