



GRASSROOTS
REALTY GROUP

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1531 Symons Valley Parkway NW
Calgary, Alberta

MLS # A2330640



\$369,900

Division:	Evanston		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,241 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome home to this move-in-ready 2-bedroom, 2.5-bathroom townhouse that perfectly balances style, function, and comfort. From the moment you step inside, you will notice the care and attention to detail that make this home truly special. The main floor offers a versatile, private den, the ideal solution for your home office, hobby room, or quiet retreat. Ascend to the second level to discover a bright, open-concept floor plan designed for modern living. The heart of the home features a sophisticated kitchen anchored by sleek granite countertops and complemented by rich, durable laminate flooring. The space flows seamlessly into a spacious dining and living area, with direct access to your private balcony, creating the perfect setting for morning coffee or evening relaxation. The upper level is thoughtfully configured for your lifestyle, featuring two generous bedrooms and two full bathrooms. For ultimate convenience, the laundry facilities are located just steps from the bedrooms, saving you time and effort. With the added benefit of an attached single garage, your daily routine is made simple and secure. Situated in an unbeatable location, you are just moments away from local shops and schools, with excellent road links that make commuting anywhere in the city a breeze. Whether you are a first-time buyer, a busy professional, or looking to downsize without compromising on quality, this beautifully decorated home is ready to welcome you.