



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1412 Costello Boulevard SW
Calgary, Alberta

MLS # A2344172



\$599,950

Division:	Christie Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,126 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	-		
Lot Feat:	Corner Lot, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	none		

Welcome home to this beautifully renovated bungalow-style villa with a fully developed walk-out basement, ideally situated in a quiet setting directly across from the Strathcona ravine and Calgary's extensive city-wide pathway system. Enjoy the perfect blend of peaceful surroundings, thoughtful renovations, and exceptional convenience. This desirable air-conditioned end unit features a bright, open floor plan and is finished in soft, neutral tones. The main floor showcases new luxury vinyl plank flooring, while the walk-out basement offers plush carpeting throughout. The stunning renovated kitchen is a true showstopper, featuring vaulted ceilings, a large skylight, quartz countertops, an expansive sit-up island, abundant cabinetry, and thoughtful design details throughout. The adjoining living room creates a warm and inviting gathering space, complete with a natural gas fireplace. The spacious primary bedroom offers excellent privacy and convenience, with a large step-in closet & beautifully renovated ensuite featuring quartz countertops, double sinks, & a generous full-size shower. A second main-floor bedroom provides wonderful flexibility as a home office, den, or guest room. The convenient two-piece powder room is ideal for guests, while the dedicated dining room offers ample space for a full dining suite or could easily be adapted as an additional flex space. Step directly from the kitchen onto the raised composite deck complete with privacy screens and a gas hookup for your BBQ. The fully developed walk-out basement expands your living space with a huge family room, third bedroom, full bathroom, and an abundance of storage. With its generous layout and direct outdoor access, this level offers exceptional flexibility for family living, overnight guests, hobbies, or a comfortable secondary retreat. Location is another standout feature.

The Sirocco LRT station is quick 2 block walk making commuting downtown quick & convenient. Westhills Shopping Centre is just a five-minute drive offering major retailers, theatres, popular restaurants & everyday conveniences. Nearby West Market Square, anchored by Sunterra Market, provides an excellent selection of specialty shops, services, and dining options. For recreation and fitness, the Westside Recreation Centre is a favourite among families and is also close by. Families will appreciate access to a variety of public and separate school options, with several of Calgary's highly regarded private schools also just minutes away.

With its extensive renovations, flexible living spaces, beautiful outdoor areas, and outstanding location, this exceptional villa offers a wonderful opportunity for families, professionals, or anyone looking for a low maintenance life style in a highly desirable community. Pets allowed with condo board approval.