

1721B 1 Avenue NW
Calgary, Alberta

MLS # A2174460



\$799,900

Division:	Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,401 sq.ft.	Age:	2009 (15 yrs old)
Beds:	1	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Interior Lot, Landscaped, Level, Str		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Manufactured Floor Joist, Stone, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: -

Tucked away on one of Hillhurst's most coveted streets, this custom-built home warmly invites its lucky new owners. Its charming exterior draws you in with a welcoming front veranda that opens to a tiled foyer with a handy walk-in closet. Choose between a formal dining room or living space, accompanied by a two-piece bathroom. The two-storey vaulted great room serves as the heart of the home, showcasing a chef's kitchen with a walk-in pantry and central island. Natural light pours through a stunning stained glass mosaic of an iconic city skyline, filling the room with character and warmth. Step through the patio doors onto a sun-drenched, south-facing deck that leads to a peaceful concrete patio and the insulated, dry-walled garage. Upstairs, the primary bedroom awaits with a spacious walk-in closet and a luxurious six-piece ensuite featuring dual sinks, a shower with body wash jets, and a relaxing soaker tub. Conveniently adjacent is the laundry room. The fully developed lower level offers a generous family room, games area, and an additional full bathroom. Extras include air conditioning and a rough-in for in-floor heating. Located in a desirable neighbourhood, this home is just a short walk from Riley Park, Kensington's vibrant shops and dining, top-rated schools, downtown, public transit, and the Bow River pathway system.