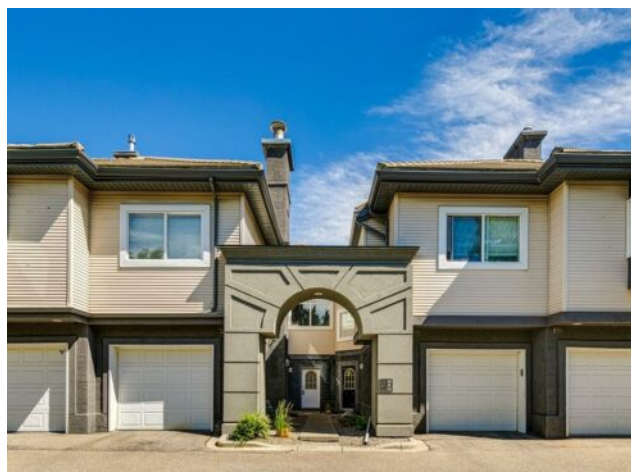


13, 5616 14 Avenue SW
Calgary, Alberta

MLS # A2236273



\$475,000

Division:	Christie Park		
Type:	Residential/Other		
Style:	Townhouse-Stacked		
Size:	1,212 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Views		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 512
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Pantry, Track Lighting, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully maintained villa-style bungalow townhouse with a single attached garage, perfectly located in the heart of Christie Park. Enjoy unparalleled convenience just steps from top rated schools, scenic parks, Sirocco LRT Station, Sunterra Market, shopping, and a variety of restaurants. Inside, you'll find a functional open concept layout with laminate flooring and large windows that drench the home with natural light. The spacious living room centres around a cozy gas fireplace, creating a warm and inviting atmosphere. Adjacent, the dining area seamlessly flows to a massive private deck backing onto green space with stunning downtown views; perfect for entertaining or relaxing. The well appointed U-shaped kitchen features crisp white cabinetry, a pantry, laminate countertops, and an eat-up breakfast bar for casual dining. Two generously sized bedrooms grace this unit, including a primary suite with a walk-in closet and a 4pc ensuite complete with a soaker tub and separate shower. The second bedroom shares access with the 3pc guest bathroom and can easily double as a home office. This rare offering combines the ease of single level living with the low maintenance lifestyle of a townhouse, making it ideal for downsizers, professionals, or first time buyers. With easy access to all amenities, quick access to downtown, and an easy escape to the mountains, this home is a must see and an exceptional value in one of Calgary's well established and desirable communities.