

**1539 33 Avenue SW
Calgary, Alberta**

MLS # A2158543



\$679,000

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|------------------|---------------------------|---------------|------------------|
| Division: | South Calgary | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 Storey | | |
| Size: | 1,620 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Low Maintenance Landscape | | |

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|--------------------|---|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 333 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stone, Stucco | Zoning: | M-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Sump Pump(s) | | |

Inclusions: N/A

Exceptional inner-city townhouse with top-notch construction. This home features DOUBLE MASTER bedrooms, each with its own ENSUITE bath, and a THIRD BEDROOM on the second level that can be used as an office or guest room. The basement includes a FLEX SPACE that can be used as a gym, office or additional bedroom and the entire unit is equipped with AIR CONDITIONING. Enjoy a massive ROOFTOP PATIO perfect for private gatherings and sunbathing on warm summer days. The property boasts upgraded lighting, high-quality JennAir STAINLESS STEEL APPLIANCES, ENGINEERED HARDWOOD FLOORING, and more! The oversized single attached garage accommodates both a car and a motorcycle. With a well-designed layout, including 3+1 bedrooms and 3.5 bathrooms, this townhouse is within walking distance to amenities, schools, MARDa LOOP shopping district, diverse restaurants, and parks. A beautifully designed home in a prime location—don't miss out!