

1539 33 Avenue SW  
Calgary, Alberta

MLS # A2158543



## \$679,000

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 333
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!