

403, 5660 23 Avenue NE
Calgary, Alberta

MLS # A2170932



\$349,900

Division:	Pineridge		
Type:	Residential/Five Plus		
Style:	5 Level Split		
Size:	1,288 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 645
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, See Remarks		

Inclusions: N/A

Price improvement for quick sale! This bright, spacious, renovated three-bedroom, five-level split with an attached garage is set in a well-maintained, serene complex surrounded by lush greenery. This home is perfectly located within walking distance of various amenities, including the Village Square Leisure Centre and only minutes from numerous schools and parks including Lester B Person High School. Commuters will appreciate the short drive to downtown or the convenience of public transit just steps away. The interior boasts an open floor plan with high ceilings and plenty of natural light. The main level features a generously sized newly renovated kitchen which flows into a spacious dining room that overlooks the expansive great room and deck beyond an ideal space for summer gatherings and relaxation. The upper level showcases three bedrooms and a main four-piece bathroom with the primary bedroom having its own ensuite bathroom. The partially developed basement provides extra storage or additional living space. A Fantastic property in an ideal location, view it today.