

31, 5616 14 Avenue SW
Calgary, Alberta

MLS # A2295968



\$485,000

Division:	Christie Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating: In Floor, Natural Gas

Water: -

Floors: Carpet, Tile, Vinyl Plank

Sewer: -

Roof: Concrete

Condo Fee: \$ 1,112

Basement: Full

LLD: -

Exterior: Stucco, Vinyl Siding, Wood Frame

Zoning: DC (pre 1P2007)

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, High Ceilings, No Smoking Home, Skylight(s), Soaking Tub, Vaulted Ceiling(s)

Inclusions: pool table, wine fridge

Experience refined urban living in this bright executive corner townhome offering over 2,400 sq. ft. of total living space. Rarely do you find a layout like this—featuring 3 spacious bedrooms, 3 full bathrooms, a heated double-attached garage, and an expansive fully developed basement with a substantial recreation space not typically found in townhome living. Soaring vaulted ceilings and large windows flood the open-concept main floor with natural light, highlighting the elegant living area with gas fireplace, generous dining space, and a well-appointed kitchen with breakfast bar, pantry, and updated appliances. A main-floor bedroom with full ensuite and walk-in closet offers exceptional flexibility for guests or a home office, while the private patio provides a quiet outdoor retreat. Upstairs, a serene retreat awaits with a spa-inspired ensuite and soaker tub. The fully finished basement adds incredible versatility with a large family/recreation room, office, gym area, additional bedroom, full bath, and ample storage—all enhanced by in-floor heating. Located just one block from the LRT and close to all amenities, this well-maintained complex offers exceptional value, with condo fees covering all utilities except electricity. A rare opportunity for elevated, low-maintenance living.