

**245 Bighorn Avenue**  
**Calgary, Alberta**

**MLS # A2302647**



**\$589,900**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,731 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Stone Counters, Vinyl Windows		

**Inclusions:** N/A

Welcome to the "Avery," a well-designed end-unit townhome offering over 1,700 sq ft of living space across three functional levels, with a bonus: an unfinished basement. With a thoughtful layout, multiple living areas, and a double attached garage, this home delivers and checks all the boxes. The main floor is bright and open, featuring a spacious living room that flows seamlessly into the dining area and kitchen. The kitchen is efficiently laid out with ample cabinetry, a pantry, a spacious island and a sleek stainless steel appliance package. Step out onto the private balcony just off the dining area, which is a perfect place for morning coffee or summer evenings. Upstairs, you'll find three bedrooms, including a generously sized primary retreat complete with a walk-in closet and private ensuite. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete this level. The entry-level offers a versatile office or flex space, making it an ideal working-from-home space, home gym, or guest area, with access to the double-attached garage. The unfinished basement is a blank canvas, ready for your future development ideas. This home offers a smart layout, ample square footage, and the potential to add value over time, making it the perfect home for first-time home buyers, families, professionals, or investors alike. Situated in Calgary's "new west," offering quick access to the mountains and downtown via the Stoney Trail ring road. The community includes interconnected parks, creative natural playgrounds, tree-lined boulevards, and upcoming commercial spaces featuring cafes and services. \*Photos are of the show home and are representative. RMS has been applied to the construction drawings provided by the builder. Taxes to be assessed.