

**2919 136 Avenue NW**  
**Calgary, Alberta**

**MLS # A2303678**



**\$524,000**

<b>Division:</b>	Sage Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,555 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Level, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 363
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-1 d60
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** shelves in garage (attached and unattached) including tire rack, TV stand (but not TV) in living room, attached electronics stand in third bedroom, all shelving in main floor office., garage heater, window coverings

With almost 1,800 sq ft of finished living space, you're going to want to see this original-owner townhouse in person. It features 3 bedrooms, 2.5 bathrooms, a main floor office / flex room, a heated double-car attached garage, air conditioning, hot water on demand, and numerous builder upgrades. Additionally, it's one of the few units in this development that faces a large green space, and it's just a short drive from extensive shopping at Creekside and convenient access to Calgary's Ring Road. Come into the spacious front entry, and you'll notice the large flex room to your left. A short flight of stairs takes you up to your attached garage and then further to your main living area. The large, well-appointed kitchen features stainless steel appliances (including fridge with water line), white cabinetry, stone counters. and a pantry. The open concept living space on this level means your living room and separate dining area are both close at hand, as is access to your private balcony with BBQ gas line, and tucked away from the kitchen is a convenient 2-piece powder room. Heading upstairs, you'll be struck by the wide staircases and large windows throughout. On the upper level, you'll find your primary suite with architectural windows, walk-in closet, and a large ensuite. Two additional bedrooms, both of which have south-facing windows, are large enough for a bedroom set or perhaps another home office setup, there's also another full bathroom, and convenient laundry. Throughout this property, you'll notice the thoughtful upgrades the owners chose. They upgraded to wood in the main living spaces and tile in the full bathrooms, and they had upgraded carpet with upgraded underlay installed elsewhere. The ensuite and main bathroom vanities are 36"-inches high rather than 32", the shower / tub combos have tile from the top of the fibreglass all the way to the ceiling,

there's an Ecobee thermostat, an upgraded fridge with water line, upgraded counters, an upgraded kitchen backsplash, and air conditioning for those hot summer nights. There's nothing to do but move-in, unpack, and enjoy. (photos with furniture have been virtually staged)