

\$479,800 - 5, 52 6 Street Ne, Calgary

MLS® #A2127194

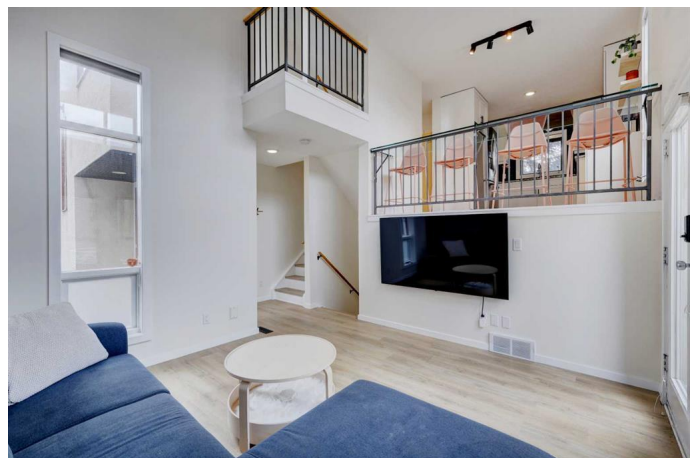
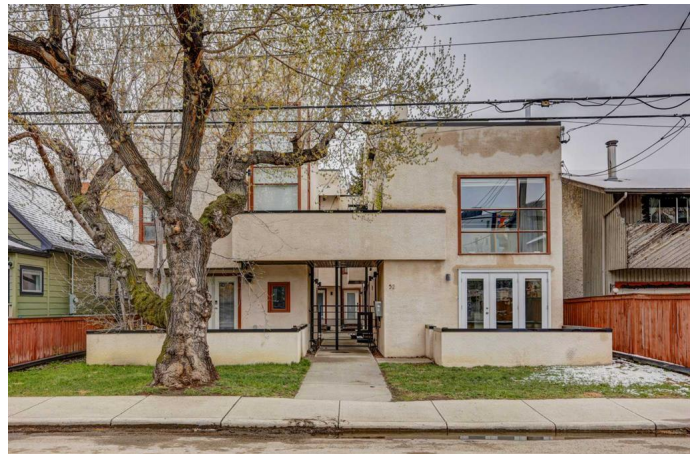
\$479,800

2 Bedroom, 2.00 Bathroom, 819 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

HOME SWEET HOME! Calling all investors and first-time home buyers! Welcome to this unique, updated Townhome situated in Avalon Court, a sought-after 5 unit gated building offering 2 bedrooms, 2 bathrooms and 1,261+ SQFT of trendy living space throughout. Walking in to the home you will love how spacious and open the layout feels. The main floor boasts a foyer, a sun drenched living room with a raised ceiling with access to the massive patio to BBQ and entertain. Heading to the next floor you will find your stylish chef's kitchen complete with stainless steel appliances, granite countertops, black backsplash and a breakfast bar overlooking the living space. The top floor is home to the dreamy loft style primary bedroom with a cozy gas burning fireplace, built-in bookcase and bench, closet, private balcony and a spa-like 4 piece ensuite bathroom with a soaker tub and private shower. The lower levels contain another large bedroom, elegant 4 piece bathroom, utility room with ample storage space and a convenient laundry room. Additional features include RECENT UPDATES such as a new furnace, hot water tank, fresh paint and luxury vinyl plank flooring throughout, an assigned parking stall, plenty of in-suite storage space and a pet friendly building (dogs and cats, with board approval). Located in the heart of Bridgeland, you couldn't ask for a better location next to the Flyover park, off-leash dog park, hot spot restaurants, bars, and cafes, Lukes Drug



Market, LRT, public transit, the Zoo, bike paths, close walk to Downtown Calgary and much more. Don't miss out on this GEM, book your private viewing today!

Built in 2000

Essential Information

MLS® #	A2127194
Price	\$479,800
Sold Price	\$479,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	819
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	5, 52 6 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3X9

Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Private Entrance, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, Low Maintenance Landscape, Landscaped, Views
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	May 22nd, 2024
Days on Market	21
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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