

1424 Joliet Avenue SW



Bright elegant four bedroom two storey that perfectly blends traditional charm with modern convenience. Enjoy Mount Royal's tree-shaded streets - but arrive downtown in minutes.



*Ellyn Mendham &
Tom Westcott*
realtors®

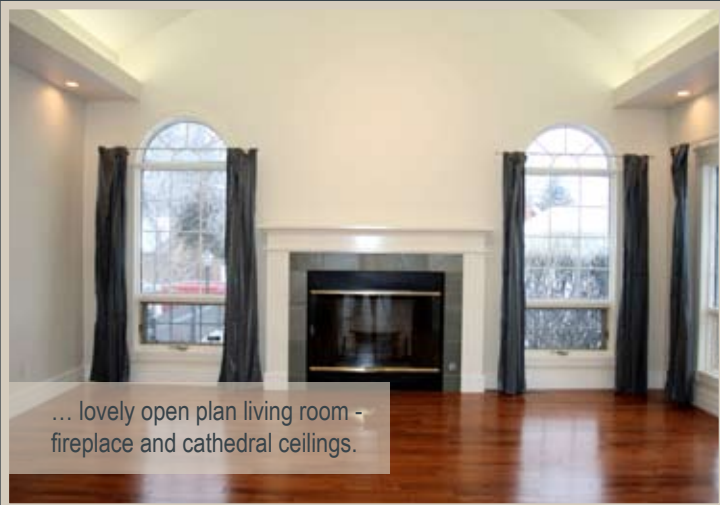


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Welcome guests in the tiled entry, then step through the French doors and note the gorgeous new teak hardwood floors.



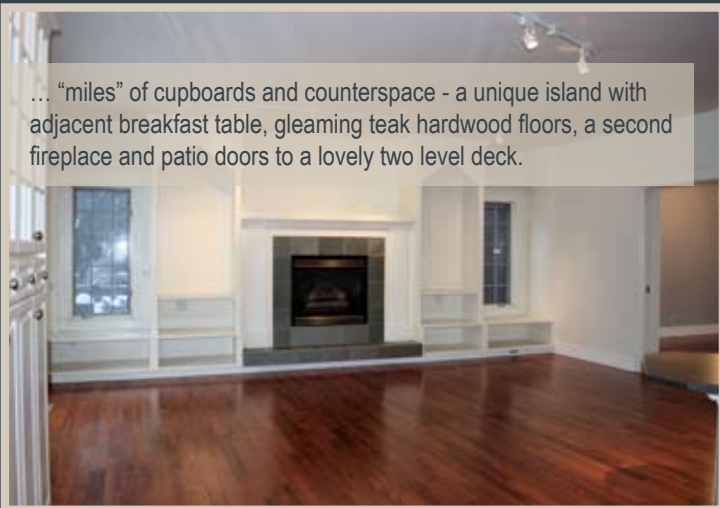
... lovely open plan living room - fireplace and cathedral ceilings.



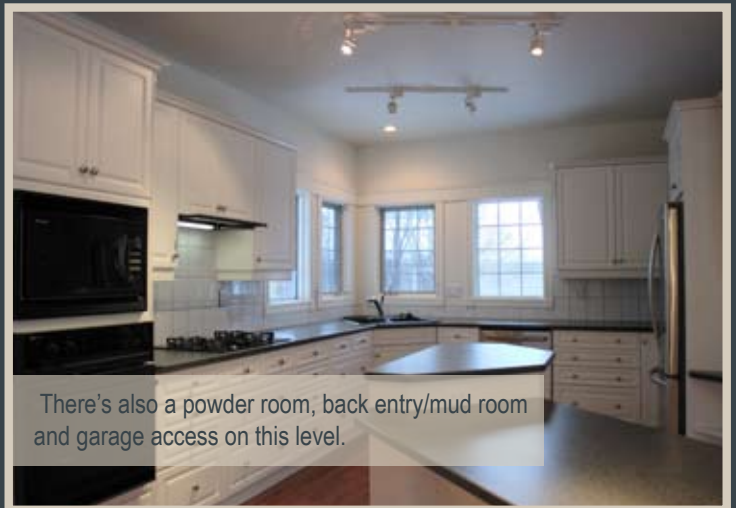
A glass block window lets the sun shine in while another set of French doors can be closed for intimate dinners or opened for a big party.



In the heart of every home is the kitchen. Here you'll find a new stainless steel dishwasher and fridge...



... "miles" of cupboards and counterspace - a unique island with adjacent breakfast table, gleaming teak hardwood floors, a second fireplace and patio doors to a lovely two level deck.



There's also a powder room, back entry/mud room and garage access on this level.

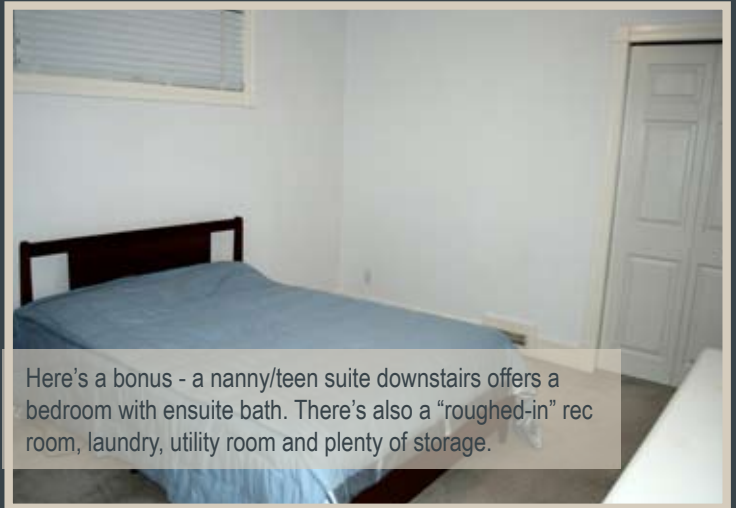
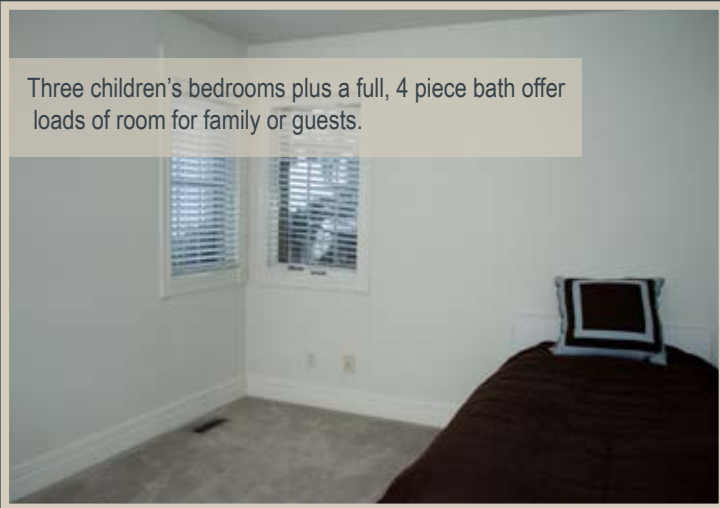


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Fit for a king - and his queen. The master suite has a turreted seating area, 5 piece-ensuite with jetted tub and separate shower plus a walk-in closet.



Three children's bedrooms plus a full, 4 piece bath offer loads of room for family or guests.

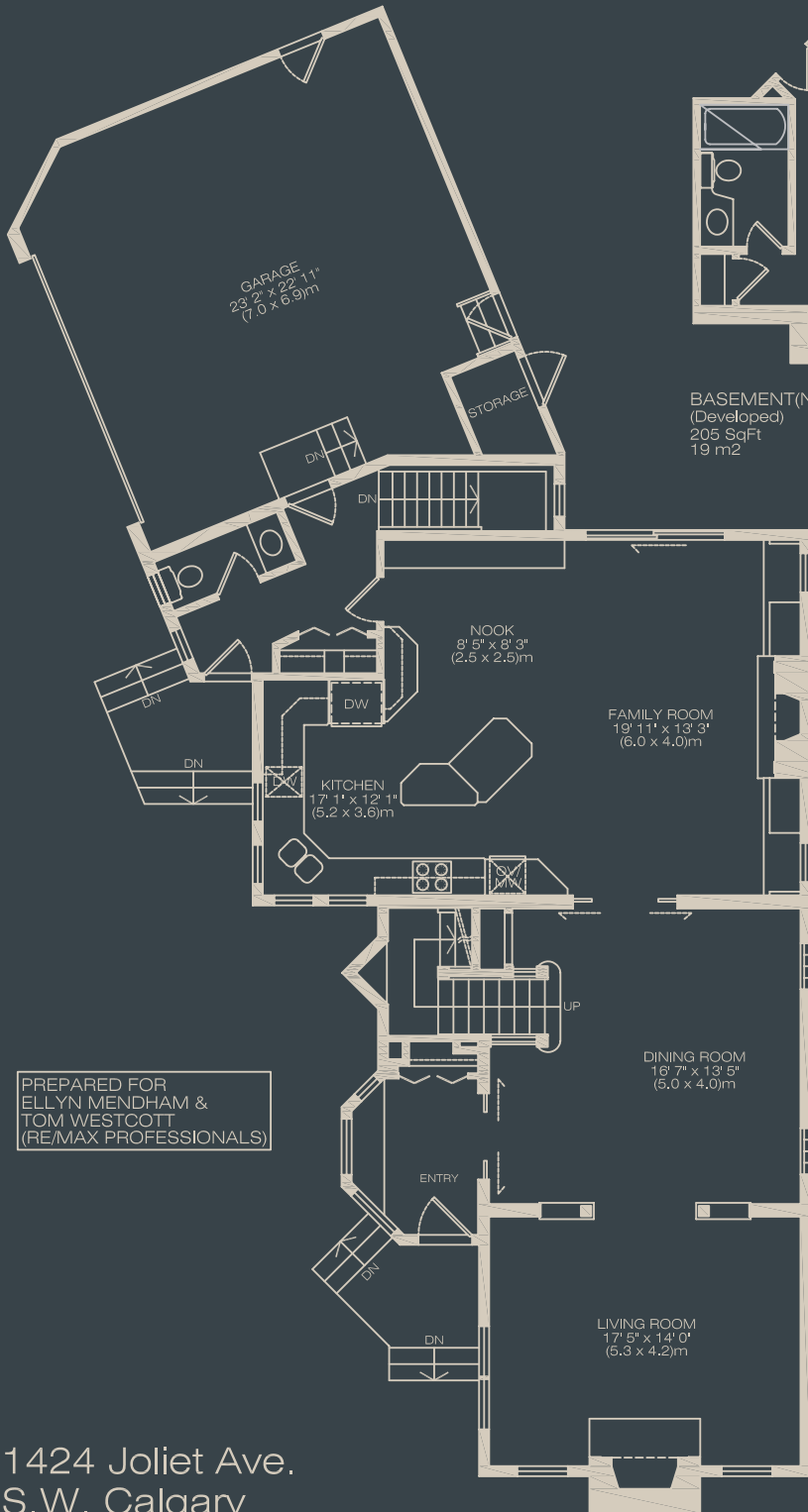


Here's a bonus - a nanny/teen suite downstairs offers a bedroom with ensuite bath. There's also a "roughed-in" rec room, laundry, utility room and plenty of storage.

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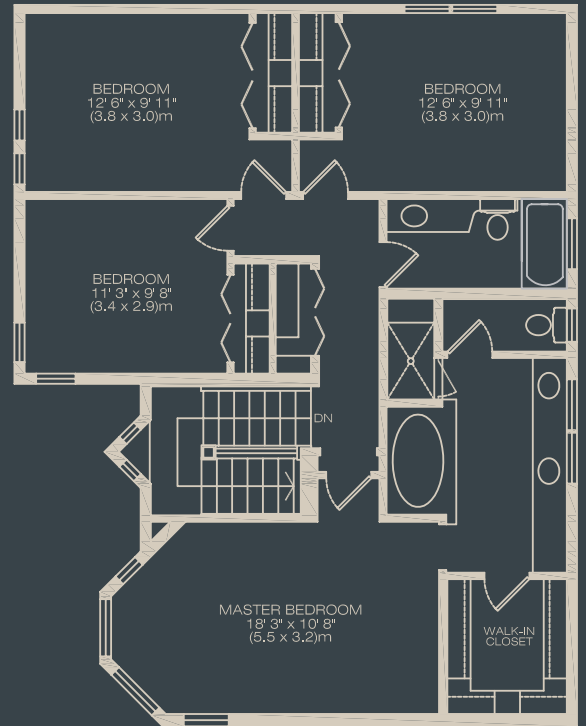
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BASEMENT(Nanny Suite)
(Developed)
205 SqFt
19 m2

TOTAL FLOOR AREA
(M/F + U/F)
2617 SqFt
243.2 m2



UPPER FLOOR
1138 SqFt
105.7 m2

MAIN FLOOR
1479 SqFt
137.4 m2

PREPARED FOR
ELLYN MENDHAM &
TOM WESTCOTT
(RE/MAX PROFESSIONALS)

1424 Joliet Ave.
S.W. Calgary



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