



# 1003 75 Avenue Calgary Alberta

\$619,900

Attention all investors! Do not miss this opportunity to view this 4 Level Split located in the desirable community of Chinook Park. Please note the current measurement guide lines dictate the square footage is 1012 sf, however 438 square feet is considered below grade even though the rear entrance is at grade level. This home offers lots of space and has been well maintained. Built in 1959 a classic on it's own. You will love the hardwood floors and the open floor plan. The large windows offer lots of natural sun light. A total of 4 bedrooms on all levels with 1 - 3 pc bathroom and 1 - 4 pc bathroom. You will love the fully finished basement offering a family/recreation room and laundry and utility room. This huge lot offers privacy and peace with mature landscaping and large trees to nurture your green thumb. This property is located just off Elbow Drive and is walking distance to K-12 at Chinook Park Elementary, and Henry Wise Wood Junior/High School. The closest LRT Station is just 6 mins away. Close to Heritage Park, Glenmore Reservoir and Rockyview Hospital. Lots of close by eateries to choose from. Don't miss out, arrange to view today. (id:6769)

Bedroom 9.50 Ft x 11.00 Ft  
4pc Bathroom Measurements not available  
Bedroom 11.83 Ft x 10.00 Ft  
Family room 8.92 Ft x 12.67 Ft  
3pc Bathroom Measurements not available

Living room 18.17 Ft x 12.33 Ft  
Dining room 9.25 Ft x 9.92 Ft  
Kitchen 12.42 Ft x 9.58 Ft  
Primary Bedroom 12.75 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<http://www.teamdurocher.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca