



1010 30 Avenue Calgary Alberta

\$1,150,000

Secluded in one of Cambrian Heights best kept secrets and desirable locations with a short stroll down to Confederation Park. Perched on a 65 foot wide lot; this beautiful upgraded home, offers character seamless architecture from the late 50's style that is still present today. First time on the Open Market this stylish bungalow has been in the same family for close to 20 yrs that offers a new chapter for a new family to take the reigns and enjoy what this property has to offer and a location that you will fall in love with. As you walk in, you are greeted with warmth, with the refinished original hardwood floors, exposed with an open family room and formal dining room. The upgraded kitchen is functional, plenty of cupboard space with a built-in double oven, 4 x burner gas counter-top stove and plenty of granite counter space. The main has 3 x good sized bedroom, large closets in each room, solid core glass doors that flows the natural light through the home and a functional upgraded main floor 3-pce bathroom. The lower level is also bright and open with newer installed expanded windows that was completely renovated back in 2010 with new heating & Air - ducting system, electrical panel & wiring, flooring and professionally painted thru-out and solid core interior glass doors. It offers a large entertainment area with an open concept design and custom built in cabinets, featuring a centrally located gas fireplace. An option for a second master bedroom is offered with an additional 5th bedroom or home office. You'll be so impressed with this huge 5 pc bathroom, complementary with travertine tile including double sinks, classic Victorian - era crawl-tub and large shower stall with body spray not to mention; the lower level is pre-wired for a projector and sounds system bar fridge & sink. The large bright laundry room is functional and could be easily converted to a s...

Primary Bedroom 12.50 M x 12.25 M

Bedroom 12.67 M x 12.17 M

Furnace 16.17 M x 3.92 M

5pc Bathroom Measurements not available

Laundry room 11.50 M x 9.50 M

Living room 16.83 M x 12.58 M

Kitchen 14.67 M x 12.33 M

Bedroom 12.33 M x 10.25 M

Bedroom 11.92 M x 11.00 M

Bedroom 11.00 M x 7.92 M

Family room 25.33 M x 12.42 M

3pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:

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See

Mirror

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Dining room 10.33 M x 10.08 M