



## 2708 1 Avenue Calgary Alberta

\$898,000

Rare Opportunity to Build your Own Custom Dream Home in Parkdale, One of Calgary's Most-Sought-After Communities | 61' x 110' R-C2 Lot | Original Owner Home | Steps Away to the Beautiful Bow River & Calgary's Renowned Pathway System, this meticulously kept, well-loved 5 Bedroom Bungalow features Underground Sprinkler System, AC, Central Vac, exterior year-round Solarium & Stone BBQ Shelter in the expansive backyard with aluminum fencing. The lower level of the home features a family recreation room with a built-in bar, Hot Tub & Sauna (Hot Tub & Sauna both sold as-is). Single detached, insulated. heated garage could be used as a workshop, office, artists studio or home gym. With its many upgrades, including new roof on all structures (2015), new plumbing (2014-2015), rebuilt furnace (2015), exterior paint (2016), and new carpeting in basement and stairs (2019), this home could easily be lived in or rented out while waiting for future redevelopment plans. Minutes away from Calgary's Foothills Medical Centre, Brand New Cancer Centre, Alberta Children's Hospital, U of C, SAIT & Mount Royal and only one hour to the Rocky Mountains. The opportunity to purchase and develop your future dream lifestyle will not last long. Do not miss not out on this one-of-a-kind, rare property. Call your favourite realtor today! (id:6769)

Family room 18.75 Ft x 13.83 Ft

Bedroom 12.00 Ft x 8.83 Ft

Bedroom 11.75 Ft x 10.00 Ft

3pc Bathroom 9.92 Ft x 5.50 Ft

Kitchen 10.92 Ft x 9.67 Ft

Living room 18.33 Ft x 13.25 Ft

Foyer 12.00 Ft x 3.50 Ft

Sunroom 13.67 Ft x 12.58 Ft

Other 4.00 Ft x 3.42 Ft

Primary Bedroom 11.75 Ft x 11.33 Ft

Bedroom 11.75 Ft x 9.17 Ft

Bedroom 9.92 Ft x 9.67 Ft

4pc Bathroom 6.42 Ft x 6.08 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE  
(MOUNTAIN VIEW)

<http://www.charmainerichter.com/>



See

**Mirror**

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