



## 3223 83 Street Calgary Alberta

\$185,500

This fabulous 3 bedroom/2 bathroom home has been EXTENSIVELY RENOVATED this year. The poly b has been replaced with all new PEX plumbing and recirculating system. The hotwater tank has had lines replaced and a new access hatch has been built. A new furnace, chimney and thermostat has been installed. New laminate plank flooring extends throughout the home except for the bathrooms. The front entrance boasts a gorgeous modern feature wall and a coat closet. The open floor plan is great for entertaining and the Living Room sports a real wood feature wall, a vaulted ceiling with beams and large picture windows with a VIEW of the ESCARPMENT. The kitchen has been updated with both refurbished and new cabinetry and hardware, all new stainless steel appliances, countertops, a deep double sink with pull down faucet with spray and the new slimline over the range microwave is vented to the outside. There is plenty of pantry and storage space. The 3 bedrooms are spacious and the bathrooms have been beautifully renovated including the addition of a new tiled 5' shower, multispray telephone showerheads, comfort height toilets with slow close lids, new exhaust fans vented to the outside, medicine cabinets, faucets, fixtures etc.. The interior has new premium paint, all new trim, new electrical plug -ins and switches, hinges and handles. The exterior has new skirting around the entire home, new roof on home and shed, new roof vents, new back landing, staircases on both ends and railing. There are new eavestroughs, downspouts and lights on the home and soffit on the shed. The large shed has a workbench, shelving, electricity and lighting. The yard is landscaped, partially fenced and houses a paved tandem driveway. WELCOME HOME! (id:6769)

Living room 14.75 Ft x 15.58 Ft

Kitchen 6.67 Ft x 10.75 Ft

Dining room 8.08 Ft x 10.75 Ft

Other 5.17 Ft x 8.25 Ft

Primary Bedroom 12.50 Ft x 11.42 Ft

Bedroom 9.42 Ft x 8.00 Ft

Bedroom 9.33 Ft x 8.25 Ft

3pc Bathroom 5.00 Ft x 7.50 Ft

4pc Bathroom 6.33 Ft x 9.75 Ft

Laundry room 7.83 Ft x 7.42 Ft

Listing Presented By:



Originally Listed by:

ROYAL LEPAGE SOLUTIONS



See

**Mirror**

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

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