



## 7 Melville Place Calgary Alberta

\$854,900

Welcome to the LARGE double attached garage bungalow located in the sought after community of MAYFAIR. It is situated in a cul-de-sac on a large irregular shaped lot with WEST back yard and AMAZING ACCESS to the city! As you walk in you will notice the upgraded composite exterior stairs and entrance. Once inside you will see the beautiful real hardwood flooring and bright main floor living room with a gas fireplace nested close to the dining room. The main floor is an astounding 1378 SQFT! The home is upgraded with triple pane windows and 2,606 SQFT of developed space. The kitchen has been upgraded and contains lots of storage. You will notice the beautiful NEW COUNTER TOPS and STONE SLAB BACKSPLASH. Utilize the countertops as a breakfast bar or place another table in the large kitchen as a breakfast eating nook. This kitchen has tremendous amounts of natural lighting and quick access to the rear patio with a natural gas connection for your heater or BBQ. As you proceed on the main level you will notice 3 large size bedrooms and an upgraded 4 piece bathroom. Downstairs is fully developed with 2 bedrooms, a large recreation room, and bathroom. This garage of this home contains a connection for an electrical charger for your electrical vehicle! It has ample parking and a perfect COZY yard for all your summer needs! This home is in an amazing HIGH END neighborhood!! (id:6769)

3pc Bathroom 1.94 M x 2.32 M

Bedroom 3.86 M x 3.98 M

Recreational, Games room 4.01 M x 10.40 M

Bedroom 3.30 M x 4.92 M

Furnace 3.30 M x 3.48 M

Living room 3.85 M x 5.80 M

Dining room 3.68 M x 3.27 M

Kitchen 4.62 M x 3.74 M

Bedroom 3.21 M x 3.33 M

4pc Bathroom 3.25 M x 2.30 M

Primary Bedroom 3.56 M x 4.25 M

Bedroom 4.30 M x 3.50 M

Listing Presented By:



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



See

**Mirror**

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