



# 1807 62 Street Calgary Alberta

\$624,900

\*Move In Ready \* Beautifully Renovated 1,044.4 SqFt Bungalow on a Huge 5942 SqFt Lot with Oversized Garage (perfect for large pickup trucks and SUVs), and RV Parking. The Main floor features an updated Open Floor Plan with Kitchen, Dining Area, Living room, 3 Bedrooms, a Full bathroom and a Half Bathroom. The Basement boasts 2 additional bedrooms, Large Full Bathroom, wet bar/ kitchenette, huge family room and a sizable storage room. The Large 927.5 SqFt Finished Basement has a ton of space and has great potential for a basement suite (potentially 2-3 bedrooms if done right). Main Floor Renovations and Updates include: Updated Flooring (2021), New Baseboards (2021), New Ceiling Texture (2021), New LED Recessed Lighting (2021), New Lighting Fixtures (2021), Updated Light switches, New insulation in the roof, Renovated Bathrooms and a Fully Renovated Kitchen (2024) (with Brand New Stainless Steel Appliances that have never been used; New Soft Closing Cabinets; Quartz countertops; and New Backsplash). The 4pc main floor Bathroom has been Completely Renovated (2021) with a New Tub, Tub fixtures, New Tiles, New Toilet, Vanity, Faucet and Bathroom fan. The Half bathroom has also been renovated and has new Tiles and toilet. All of the Windows and Exterior Doors on the main floor have been replaced (2022) and the exterior has been updated with the addition of new trim around windows and exterior doors. Roofing of the house and garage were updated this year. The laundry room features newer front loading washer and dryer. Even the Furnace (2019) and Hot Water Tank (2021) have been updated. The spacious backyard that is perfect for entertaining and gardening. The RV parking space is great for additional vehicles and trailers. This Home is a Must See! (id:6769)

Other 14.08 Ft x 6.00 Ft  
 Other 9.42 Ft x 9.58 Ft  
 Family room 17.58 Ft x 10.50 Ft  
 Other 9.58 Ft x 7.17 Ft  
 Other 10.00 Ft x 7.25 Ft  
 Laundry room 7.08 Ft x 6.83 Ft

Kitchen 9.17 Ft x 12.50 Ft  
 Dining room 13.42 Ft x 9.25 Ft  
 Primary Bedroom 11.08 Ft x 11.50 Ft  
 Bedroom 9.67 Ft x 9.08 Ft  
 Bedroom 8.83 Ft x 9.08 Ft  
 2pc Bathroom .00 Ft x .00 Ft

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

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX**<sup>®</sup>  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 13.92 Ft x 12.33 Ft