



# 450 78 Avenue Calgary Alberta

\$565,000

Pride of ownership and a gardener's dream yard! Cozy and well maintained bungalow across from huge green space in Huntington Hills with some view of downtown and walking distance to school. Minutes drive to downtown and Airport with easy access to major routes: Beddington , Deerfoot, and Stoney Trails. Recreation: Thornhill Pool, Murray Copot Arena, Nose Hill Park; Shopping includes: Superstore, Hunterhorn Plaza, Deerfoot City, Calgary CO-OP. Even Harvest Hills TNT is just minutes drive . Landscaping : lots of planter area with beautiful flowers, trees and shrubs around the yard. Oversized garage (19'8" x 20') with large cement pad on the side for your trailer or boat. Updated Kitchen with premium granite counters, undermount sink, premium tile backsplash and upgraded cabinets. Fridge and Stove are two years new. Bath on main also with premium granite counter and full height tiled wall around tub. Mirrored feature wall in living room with premium hardwood floors and large windows overlooking large front balcony and greenspace across. Walk to Alex Munro School which is only 0.6 km away! This property has a separate entrance to the developed basement which includes a bath with shower (rarely used), a bedroom, a large recreation area, a storage and a spacious office with size of a bedroom, there's also a laundry area with new washer and dryer bought in 2023. . Bus #4 and 5 - takes you downtown, Bus #20 takes you to the two UNIVERSITIES - SAIT & University of Calgary! Book your private viewing today! (id:6769)

- Storage 4.25 Ft x 8.75 Ft
- Office 10.00 Ft x 12.75 Ft
- Recreational, Games room 12.83 Ft x 20.17 Ft
- 3pc Bathroom 10.58 Ft x 4.17 Ft
- Laundry room 11.17 Ft x 9.17 Ft
- Bedroom 8.75 Ft x 10.83 Ft
- Other 5.58 Ft x 3.42 Ft
- Dining room 9.17 Ft x 11.75 Ft
- Kitchen 10.83 Ft x 8.42 Ft
- Living room 16.08 Ft x 13.17 Ft
- Other 5.67 Ft x 3.67 Ft
- Bedroom 9.83 Ft x 9.00 Ft
- 4pc Bathroom 4.92 Ft x 8.00 Ft
- Bedroom 9.58 Ft x 9.83 Ft
- Primary Bedroom 11.75 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:  
THE REAL ESTATE COMPANY

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

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

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