



6725 41 Avenue Calgary Alberta

\$485,000

PROFESSIONALLY RENOVATED TOP TO BOTTOM!! | FIVE BEDROOMS | ILLEGAL RENOVATED SECONDARY SUITE | Investor and Savvy First Time Home Buyer Alert! Live in one level and rent out the other, use the whole house for your family, or walk into a profitable turn-key investment property with an illegal basement suite. Come and see this FIVE bedroom, TWO bath completely renovated home with lots to offer. This home has just undergone a very large renovation which includes all new windows, a completely brand-new kitchen with new appliances, new vinyl plank flooring throughout, new window coverings, light fixtures, baseboards, doors, closets, paint... you get the picture! The three-bedroom main floor has a lovely open living and dining room with a wood burning fireplace as the focal point flanked to each side by large new windows. The new kitchen with ample storage will be a dream for the lucky new owner. Bi-level homes have superior basements as the windows are larger allowing in ample natural light. The spacious living area can be used as an illegal suite, or for a larger family living in the whole home, a convenient wet bar with a second fridge. Two bedrooms in the lower level along with a bathroom, separate storage room and laundry/utility room round out this remarkable home. Notable updated big-ticket items include: all windows 2024, high efficiency furnace 2016, hot water tank 2018, all new vinyl siding and roof 2013. With schools, community center, tennis courts, outdoor rink, baseball diamonds, playgrounds all within walking distance, and great access to the Calgary Ring Road and all the important amenities close by, this is definitely a home to come and see! BE SURE TO TAKE THE 3-D VIRTUAL TOUR--CLICK THE LINK. (id:6769)

- 3pc Bathroom 5.83 Ft x 7.17 Ft
- Primary Bedroom 9.25 Ft x 13.50 Ft
- Bedroom 7.83 Ft x 12.92 Ft
- Kitchen 11.00 Ft x 3.25 Ft
- Living room/Dining room 17.83 Ft x 11.33 Ft
- Storage 5.83 Ft x 4.67 Ft
- Furnace 8.42 Ft x 11.75 Ft

- 4pc Bathroom 8.00 Ft x 5.17 Ft
- Primary Bedroom 10.08 Ft x 13.00 Ft
- Bedroom 8.42 Ft x 15.50 Ft
- Bedroom 7.17 Ft x 10.08 Ft
- Dining room 8.42 Ft x 12.08 Ft
- Kitchen 8.00 Ft x 11.75 Ft
- Living room 10.50 Ft x 12.08 Ft

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Listing Presented By:



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