



## 7 Culver Road Calgary Alberta

\$699,900

Nestled on a peaceful, tree-lined street in the sought-after Collingwood neighbourhood, this charming bungalow presents a rare opportunity for homeowners and investors alike. With a blend of timeless appeal and enduring quality, this home offers an ideal canvas for renovation or reimagining. Thoughtfully maintained over the years, it features an inviting layout, a range of modern comforts, and significant potential for those looking to add value in one of Calgary's most desirable inner-city areas. Step inside to find a welcoming living area, bathed in natural light and highlighted by beautifully refinished oak hardwood floors. The kitchen, upgraded with hickory-faced cabinets and stainless steel appliances, balances style and functionality, providing generous counter space and a seamless flow into the dining area, ideal for family meals and entertaining alike. The fully developed lower level expands the home's living space, creating a versatile area--whether used as a family room, home office, or guest suite--complete with a full bathroom and ample storage options. The west-facing backyard offers a peaceful retreat with mature landscaping and a cozy patio area, perfect for outdoor entertaining or relaxing. A double detached garage, accessible by rear lane, adds valuable parking and storage, enhancing the property's functionality. For investors, the yard and exterior spaces present further opportunities for improvements that could increase the property's market appeal and long-term value. Located just minutes from Confederation Park and Nose Hill Park, the home is surrounded by some of Calgary's best recreational amenities, further adding to its desirability. With quick access to downtown, nearby transit options, top-rated schools, and proximity to the University of Calgary, SAIT, and two major hospitals, the property is ideally positioned to attract a wide range of...

Family room 19.25 Ft x 10.58 Ft

Recreational, Games room 20.33 Ft x 12.67 Ft

Bedroom 14.17 Ft x 13.92 Ft

3pc Bathroom 12.75 Ft x 6.17 Ft

Laundry room 6.33 Ft x 7.17 Ft

Storage 8.00 Ft x 6.17 Ft

Kitchen 13.08 Ft x 10.08 Ft

Living room 15.17 Ft x 14.67 Ft

Dining room 10.00 Ft x 7.92 Ft

Primary Bedroom 14.58 Ft x 11.25 Ft

Bedroom 12.25 Ft x 9.58 Ft

Bedroom 10.17 Ft x 8.33 Ft

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(CENTRAL)**

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Foyer 6.33 Ft x 3.50 Ft

5pc Bathroom 10.17 Ft x 7.67 Ft