



7378 202 Avenue Calgary Alberta

\$649,000

This gorgeous duplex comes with 3 bedrooms and 2.5 baths on the upper levels plus a 1 bed, 1 bath Legal basement suite with its own side entrance. The main floor consists of an open plan with luxury vinyl plank and large windows that bring in tons of natural sunlight. The Ultra-Lux kitchen is a chef's delight, with upgraded S/S appliances, gas stove, custom cabinets, quartz counter-tops plus a large center island that overlooks the spacious living room and separate dining area. Completing the main level is a 2 pc bath, huge pantry and mudroom off the back entrance. Upstairs you will find a huge primary bedroom with a walk-in closet and 4pc ensuite plus a large bonus room, 2 additional bedrooms, 4pc bath and laundry area. The Legal basement suite comes with a full kitchen, S/S appliances, quartz countertops and ample cupboard/counter space. Completing the lower level is a good sized bedroom plus a 4pc bath, laundry area and extra storage. Additional bonuses include front landscaping, new stairs off the back entrance plus a double detached garage with a paved back-lane. Located close to schools, future greenspaces, major shopping/restaurants, South Health Campus Hospital and easy access to main roadways. This home shows like new. (id:6769)

Bonus Room 12.08 Ft x 11.83 Ft
 Primary Bedroom 13.25 Ft x 11.83 Ft
 Bedroom 10.75 Ft x 8.33 Ft
 Bedroom 9.92 Ft x 8.42 Ft
 Laundry room 4.58 Ft x 3.08 Ft
 Other 6.92 Ft x 4.92 Ft
 4pc Bathroom 8.33 Ft x 4.92 Ft
 4pc Bathroom 9.08 Ft x 4.92 Ft
 Living room 12.83 Ft x 10.17 Ft
 Kitchen 10.08 Ft x 9.58 Ft

Other 8.17 Ft x 7.33 Ft
 Bedroom 11.67 Ft x 8.25 Ft
 Laundry room 3.25 Ft x 3.17 Ft
 Furnace 8.33 Ft x 8.25 Ft
 Storage 5.33 Ft x 3.33 Ft
 4pc Bathroom 9.00 Ft x 5.00 Ft
 Kitchen 16.75 Ft x 10.33 Ft
 Dining room 11.42 Ft x 10.75 Ft
 Living room 16.42 Ft x 11.83 Ft

Listing Presented By:



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