



# 1031 75 Avenue Calgary Alberta

\$649,900

A FANTASTIC OPPORTUNITY TO OWN THIS IMMACULATE 4-LEVEL SPLIT IN POPULAR CHINOOK PARK!!! Extremely well kept this home offers an excellent, spacious floor plan. Hardwood floors throughout the main and upper levels!! Sizeable living room with picture windows offers an abundance of natural light!!! Adjoining dining area with access to a south exposed deck. Functional kitchen, breakfast nook and full appliance package. Upper level complete with 2 generous sized bedrooms and 4PC bathroom. Lower level features a 3rd bedroom, family room (or 4th bedroom), back entry mudroom with walkout to the backyard. Basement rec room, 3PC bathroom, laundry and large storage area. European tilt and turn windows, hot water tank (2016), roof (2011), Boiler replaced in 2001 and is maintained yearly. Beautiful south backyard with mature trees, deck and patio. Single detached garage with attached greenhouse and/or storage plus covered wood patio. This home is immaculate! Footsteps to Chinook Park Elementary(French Immersion), Henry Wise Wood High School, Kingsland Plaza Shopping, Glenmore Reservoir bike and walk paths, Heritage Park, Rockyview Hospital, Buses and LRT. THIS PROPERTY OFFERS REDEVELOPMENT POTENTIAL FOR HOME OWNER OR DEVELOPER!! (id:6769)

Recreational, Games room 10.17 Ft x 20.50 Ft  
3pc Bathroom 7.25 Ft x 3.75 Ft  
Storage 11.75 Ft x 12.67 Ft  
Furnace 6.33 Ft x 5.50 Ft  
Bedroom 8.83 Ft x 12.67 Ft  
Bedroom 12.08 Ft x 12.17 Ft  
Storage 2.75 Ft x 4.00 Ft

Living room 22.42 Ft x 12.33 Ft  
Dining room 9.42 Ft x 10.00 Ft  
Other 12.67 Ft x 9.58 Ft  
Primary Bedroom 12.58 Ft x 12.75 Ft  
Bedroom 9.33 Ft x 10.92 Ft  
4pc Bathroom 6.58 Ft x 7.58 Ft

Listing Presented By:



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REAL ESTATE PROFESSIONALS  
INC.

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