



# 1316 70 Avenue Calgary Alberta

\$1,495,000

Welcome to your dream home in the heart of vibrant Kelvin Grove. This classic 1964 two-story gem, solidly built and brimming with potential, is a testament to timeless architecture and prime location. Step into the generously spaced main floor, featuring a massive living room adorned with a cozy gas fireplace, ideal for creating warm memories with family and friends. A large dining room sets the stage for delightful gatherings, complemented by a renovated kitchen boasting two central prep islands, a built-in oven, and a gas range. The adjacent family room creates a seamless flow, ensuring the heart of your home remains connected. The main floor also accommodates a generous main floor den and 3 piece bath to offer long term guests a private retreat. Just around the corner is space perfect for a home office or if needed a 6th bedroom. Convenience is key with main floor laundry and built in vacuflor making daily chores a breeze. Venture upstairs to discover five additional bedrooms, offering ample space for a growing family or accommodating guests. While the expansive primary bedroom awaits your personal touch for a palatial retreat, the potential is boundless. The partially developed basement adds another dimension to this residence, featuring a cozy rec room with a gas fireplace. The remaining undeveloped space beckons those with a vision or a need for extensive storage. This home boasts modern comforts with updated windows, furnaces, air conditioning, and a tankless hot water on-demand system. Outside, a massive 90' x 120' lot frames the property, with a fully fenced and landscaped backyard providing privacy and serenity. The double detached garage ensures your vehicles have a home of their own. Situated in close proximity to the Rockyview Hospital, the bustling Chinook Mall, shops and services at Glenmore Landing and major thoroughfares, this residence offers unparalleled...

Recreational, Games room 24.92 Ft x 14.25 Ft

2pc Bathroom 4.67 Ft x 6.75 Ft

3pc Bathroom 9.33 Ft x 4.92 Ft

Bedroom 13.33 Ft x 11.08 Ft

Den 20.33 Ft x 13.67 Ft

Dining room 14.50 Ft x 14.00 Ft

Laundry room 9.33 Ft x 5.92 Ft

Living room 26.75 Ft x 16.83 Ft

3pc Bathroom 9.33 Ft x 6.17 Ft

4pc Bathroom 8.00 Ft x 8.25 Ft

Bedroom 13.08 Ft x 9.92 Ft

Bedroom 13.00 Ft x 10.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CENTURY 21 BAMBER REALTY LTD.

<http://www.gizelladavis.com>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

Family room 20.25 Ft x 13.25 Ft

Foyer 12.83 Ft x 6.17 Ft

Kitchen 19.25 Ft x 12.00 Ft

Bedroom 12.33 Ft x 18.58 Ft

Primary Bedroom 26.67 Ft x 22.58 Ft

Bedroom 13.83 Ft x 12.08 Ft