



## 2424 58 Avenue Calgary Alberta

\$764,000

You're going to love this mid-century south-west facing home in North Glenmore which overlooks a beautiful green space. The living/dining room has vaulted ceilings allowing natural light to flow from the front to the back of the home. Space is maximized in this four-level split, with 4 bedrooms, 2 baths, the property boasts a spacious north facing back yard with mature trees and an alley. The main level has a very open feel yet the living room, dining and kitchen have their defined spaces. The kitchen comes with plenty of maple cabinets, white appliances, and a large window looking onto the yard. The master bedroom can be found on the upper level along with a second bedroom and four-piece bathroom. The third level contains two more bedrooms with oversized windows and a three-piece bathroom. The fourth level has an illegal one-bedroom, completely self-contained suite with separate entry, its own laundry, and full bath; a great mortgage helper. Head out to the oversized back yard and watch the kids play while lounging on the huge concrete patio. The front driveway leads to the carport which holds one vehicle plus a parking pad. The community of North Glenmore Park is walking distance to Lakeview Golf Course, Mount Royal University, schools, Weasel Head Park, Sandy Beach, Glenmore Athletic Park, Chinook Mall, Rockyview Hospital and a 15-minute drive to downtown. Lakeview shopping centre is a short distance to the south. Don't miss out on a great opportunity to own this wonderful home. Move in & enjoy what North Glenmore has to offer!! Lease in basement is to stay in place until April 2024 tenant in basement is willing to stay after April. Rent is \$1300 per month all in. (id:6769)

4pc Bathroom 3.28 Ft  
 4pc Bathroom Measurements not available  
 Bedroom 12.75 Ft x 9.92 Ft  
 Bedroom 12.58 Ft x 7.58 Ft  
 3pc Bathroom Measurements not available  
 Living room 15.33 Ft x 12.50 Ft  
 Eat in kitchen 14.33 Ft x 13.50 Ft

Dining room 9.00 Ft x 7.67 Ft  
 Primary Bedroom 12.92 Ft x 10.92 Ft  
 Bedroom 13.25 Ft x 8.17 Ft  
 Bedroom 9.92 Ft x 7.42 Ft  
 Living room 12.67 Ft x 9.92 Ft  
 Eat in kitchen 10.33 Ft x 7.67 Ft  
 Laundry room 6.58 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
 CENTURY 21 FOOTHILLS REAL  
 ESTATE



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca