



326 6 Avenue Calgary Alberta

\$749,900

SUPERB LOCATION; ONE-OF-A-KIND, UPGRADED 3 BEDROOM FAMILY HOME CLOSE TO DOWNTOWN. Built in 1912, this 1691.20 sq ft home has personality plus functionality and has seen extensive upgrades over the years. Located in a lovely Crescent Heights neighbourhood full of mature trees, you are in walking distance to downtown, Rotary Park, Bridgetown and other amenities, plus quick access to Centre st, Edmonton trail, Memorial and the Deer foot. Enter through the classic wide veranda to a warm and welcoming foyer. To the left is a bright living/dining room, featuring a built-in china cabinet and TV nook with a wood burning fireplace. At the back of the home you have a completely renovated, modern kitchen with white cabinetry, SS appliances, including a gas stove, tile backsplash and gorgeous wood countertops. Completing this level is a 2 PC powder room and a spacious mudroom/laundry with a handy sink and access to the fully fenced and landscaped back yard. Upstairs you'll find 3 bedrooms, including a primary bedroom with a beautifully renovated 4 PC ensuite bathroom featuring a jetted tub. Completing this level is a 2nd renovated 4 PC bathroom with a clawfoot tub/shower. The basement is fully developed with quality finishes and has potential for a 4th bedroom. Enjoy summers and BBQs in the private back yard; a BBQ gas line has been installed. There's space for parking in the back. Upgrades to the home over the years include the kitchen, bathrooms, basement, flooring, windows, pot lights throughout, siding, roof and mechanicals. View the 3D tour, photos and floor plan and call for a viewing today! (id:6769)

4pc Bathroom 5.50 Ft x 8.92 Ft

3pc Bathroom 5.58 Ft x 7.00 Ft

Bedroom 9.08 Ft x 12.42 Ft

Bedroom 18.42 Ft x 10.50 Ft

Primary Bedroom 12.50 Ft x 18.67 Ft

Recreational, Games room 17.08 Ft x 33.58 Ft

Furnace 8.25 Ft x 22.50 Ft

2pc Bathroom 6.17 Ft x 6.75 Ft

Dining room 11.42 Ft x 12.25 Ft

Family room 7.83 Ft x 11.92 Ft

Foyer 6.67 Ft x 12.00 Ft

Kitchen 14.25 Ft x 10.58 Ft

Laundry room 10.00 Ft x 11.50 Ft

Living room 10.92 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:
ROYAL LEPAGE BENCHMARK

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