



## 4608 70 Street Calgary Alberta

\$479,900

Mortgage helper available, just in time for Christmas! Build a great life in this character filled bungalow with a wonderful walk-out illegal basement suite, double detached garage, oversized deep lot and on a quiet mature treed street. This bungalow had a large addition added or two done over time, giving it lots of room and an open feeling of space, featuring a large country style kitchen, full dining area and well-lit front living room with large windows. Also features 2 bedrooms up, a full bathroom and it's own laundry up. The bonus here is a walk out basement with large windows featuring a fully self contained illegal one bedroom suite. Consists of a eat in kitchen with newer appliances, a large living room, large bedroom with walk-in closet, 4 piece full bathroom, laundry room and lots of storage. Another bonus is a new double garage (24x24) that was just built and RV parking beside the garage. A large deck off upper floor and a huge yard, perfect for kids and/or pets. Some cosmetic updates needed here to finish but would be well worth the effort to build some equity. Rare yard size measuring 157' deep! Great location as you are walking distance to the river paths, 10 mins to both Children's and Foothills hospitals, just 15 mins to downtown and great access to 16th Avenue and the Ring Road.

(id:6769)

Laundry room 10.08 Ft x 5.25 Ft  
 4pc Bathroom Measurements not available  
 Storage 10.17 Ft x 10.83 Ft  
 Eat in kitchen 9.75 Ft x 12.58 Ft  
 Family room 10.67 Ft x 13.00 Ft  
 Bedroom 10.83 Ft x 10.08 Ft  
 Kitchen 12.00 Ft x 12.08 Ft

Dining room 9.92 Ft x 13.75 Ft  
 Living room 12.08 Ft x 13.58 Ft  
 Other 5.33 Ft x 4.75 Ft  
 Primary Bedroom 10.75 Ft x 12.33 Ft  
 Bedroom 7.50 Ft x 12.17 Ft  
 4pc Bathroom Measurements not available

Listing Presented By:



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 RE/MAX REAL ESTATE (CENTRAL)

<http://www.chrisrichter.ca/>



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