



## 4730 70 Street Calgary Alberta

\$549,900

Located on a quiet street in a great location, this long term homeowner has made the decision to introduce this extremely well maintained home to the market. The main level includes a generous sized kitchen complete with plenty of cupboard space, and a dining room which opens up to a large living room, which boasts a cozy wood burning fireplace. West facing front deck offers a great spot for the BBQ and invites maximum natural lighting into the dwelling. Completing the main level are 2 good sized bedrooms and a full bathroom. Lower level includes a large recreation room, a flex area, a nicely renovated full bathroom, and a third bedroom making it a perfect fit for the growing family. A newer furnace and hot water tank are simply icing on the cake. Private and fenced backyard includes ample parking and a shed with plenty of room for a future garage. Super close to the Bow River pathway system, area shopping, and easy access for the downtown commute or a weekend trip to the mountains. Homes of this potential and quality do not come on the market. Now is the time to take advantage of the tremendous opportunity. (id:6769)

Recreational, Games room 18.58 Ft x 13.58 Ft

Bedroom 14.50 Ft x 10.75 Ft

Other 13.50 Ft x 10.58 Ft

4pc Bathroom 10.00 Ft x 4.67 Ft

Furnace 11.08 Ft x 4.67 Ft

Living room 19.25 Ft x 11.83 Ft

Kitchen 10.83 Ft x 8.83 Ft

Dining room 11.83 Ft x 10.00 Ft

Primary Bedroom 10.92 Ft x 9.92 Ft

Bedroom 10.83 Ft x 9.00 Ft

Foyer 7.08 Ft x 3.00 Ft

4pc Bathroom 7.92 Ft x 6.50 Ft

Listing Presented By:



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