



## 7004 54 Avenue Calgary Alberta

\$509,000

An UNBEATABLE LOCATION in the heart of Silver Springs gives this half duplex (NOT a Condo) the perfect blend of convenience and tranquility. **\*\*UPGRADES\*\*** include: Bathtub reglazed (\$700), Kitchen Appliances 2020, Granite & Backsplash 2022, Glass Balcony 2022, Roof 2015. Inside, high ceilings welcome you to the bright and airy entryway, and recently repainted walls and ceilings throughout the home. **\*\*\*MAIN FLOOR\*\*\*** Upstairs, the main level features thoughtful upgrades alongside attractive original elements. The updated kitchen includes Laminated flooring, newer backsplashes, granite countertops, and newer stainless appliances. The open floor plan flows into a large dining area ideal for entertaining, where a built-in hutch is a stylish touch that adds functionality. South-facing sliding glass doors in the living room drench the space in natural light, showcasing the hardwood floors and a unique wood fireplace and making this room equal parts sunny and cozy. The front balcony is sure to be a favourite spot - your sun-loving plants will like it here, especially with the new glass railings. Down the hall, three bedrooms and a 4 Pc bathroom form a great family-friendly layout, and there is plenty of closet space on this level. Sliding glass doors to the back deck in the third bedroom would make it a nice home office as well. **\*\*\*DOWNSTAIRS\*\*\*** In the basement, you will find the laundry area and tons of storage. A roughed-in bathroom gives you options for future finishing, so you can create your dream lower level. **\*\*\*OUTSIDE\*\*\*** The backyard is big and parklike, with mature trees edging the fence line and creating a secret garden feel when you sit on the deck. A tidy lawn and garden beds surround the patio, meaning both the family grill master and green thumb will be impressed. Parking is a breeze thanks to the single FRONT-ATTACHED GARAGE and two driveway spots. Direct alle...

Living room 14.83 Ft x 12.00 Ft

Kitchen 9.83 Ft x 9.33 Ft

Dining room 9.00 Ft x 6.92 Ft

Primary Bedroom 12.00 Ft x 9.92 Ft

Bedroom 8.92 Ft x 8.92 Ft

Bedroom 12.75 Ft x 8.92 Ft

4pc Bathroom 7.25 Ft x 6.50 Ft

Foyer 6.92 Ft x 3.75 Ft

Listing Presented By:



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