



## 58 27 Avenue Calgary AB

\$450,000

,Classic turn of the century 1.5 storey which has been lovingly maintained located in the heart of one of the oldest neighbourhoods in Calgary. The main floor living room and dining room is open and bright with hardwood floors, neutral colors and lots of natural light. The efficiently designed kitchen offers clever use of space with access to the inviting backyard with mature trees and a quaint patio area. On the second floor take notice the spacious master bedroom with south facing windows, the second bedroom that overlooks the backyard plus retaining funk and charm with the claw foot tub. The fully finished basement is a great hang out spot with a large family room with polished concrete floors, open beam ceiling and a 4 piece bathroom. A few other noteworthy features are updated wiring, furnace, hot water tank, upgraded insulation, some vinyl windows plus the 2 piece bathroom on the main and large storage shed. Erlton is a walking community where you know your neighbours.



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