



## 1207 53 Street Calgary Alberta

\$325,000

Remarkable Opportunity to Own a Truly Beloved Family Home! Enjoy no condo fees with this well-maintained residence featuring 3 bedrooms and a full 4-piece bath. This home showcases endless updates that reflect true pride of ownership. Highlights include newer windows throughout, air conditioning for those hot days, and great curb appeal. Step into this charming home, where a spacious living room welcomes you. The functional kitchen offers ample counter space for the chef in the family. On the main floor, you'll also find a generously sized bedroom with a large closet. The lower level boasts 2 additional bedrooms and conveniently located laundry facilities. The lovely deck and fully fenced private yard are perfect for gatherings and outdoor enjoyment. Great location, close to shopping, transit restaurants. (id:6769)

4pc Bathroom 4.92 Ft x 8.17 Ft

Bedroom 10.42 Ft x 6.83 Ft

Primary Bedroom 10.33 Ft x 8.92 Ft

Laundry room 6.00 Ft x 8.25 Ft

Other 10.67 Ft x 9.33 Ft

Living room 9.92 Ft x 13.92 Ft

Bedroom 9.00 Ft x 8.25 Ft

Storage 4.83 Ft x 4.00 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

**RE/MAX Realty Professionals**

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