



# 1316 70 Avenue Calgary Alberta

\$1,495,000

Welcome to your dream home in the heart of vibrant Kelvin Grove. This classic 1964 two-story gem, solidly built and brimming with potential, is a testament to timeless architecture and prime location. Step into the generously spaced main floor, featuring a massive living room adorned with a cozy gas fireplace, ideal for creating warm memories with family and friends. A large dining room sets the stage for delightful gatherings, complemented by a renovated kitchen boasting two central prep islands, a built-in oven, and a gas range. The adjacent family room creates a seamless flow, ensuring the heart of your home remains connected. The main floor also accommodates a generous main floor den and 3 piece bath to offer long term guests a private retreat. Just around the corner is space perfect for a home office or if needed a 6th bedroom. Convenience is key with main floor laundry and built in vacuflor making daily chores a breeze. Venture upstairs to discover five additional bedrooms, offering ample space for a growing family or accommodating guests. While the expansive primary bedroom awaits your personal touch for a palatial retreat, the potential is boundless. The partially developed basement adds another dimension to this residence, featuring a cozy rec room with a gas fireplace. The remaining undeveloped space beckons those with a vision or a need for extensive storage. This home boasts modern comforts with updated windows, furnaces, air conditioning, and a tankless hot water on-demand system. Outside, a massive 90' x 120' lot frames the property, with a fully fenced and landscaped backyard providing privacy and serenity. The double detached garage ensures your vehicles have a home of their own. Situated in close proximity to the Rockyview Hospital, the bustling Chinook Mall, shops and services at Glenmore Landing and major thoroughfares, this residence offers unparalleled...

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### RE/MAX Realty Professionals

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Recreational, Games room 24.92 Ft x 14.25 Ft

2pc Bathroom 4.67 Ft x 6.75 Ft

3pc Bathroom 9.33 Ft x 4.92 Ft

Bedroom 13.33 Ft x 11.08 Ft

Den 20.33 Ft x 13.67 Ft

Dining room 14.50 Ft x 14.00 Ft

Laundry room 9.33 Ft x 5.92 Ft

Living room 26.75 Ft x 16.83 Ft

3pc Bathroom 9.33 Ft x 6.17 Ft

4pc Bathroom 8.00 Ft x 8.25 Ft

Bedroom 13.08 Ft x 9.92 Ft

Bedroom 13.00 Ft x 10.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Family room 20.25 Ft x 13.25 Ft

Foyer 12.83 Ft x 6.17 Ft

Kitchen 19.25 Ft x 12.00 Ft

Bedroom 12.33 Ft x 18.58 Ft

Primary Bedroom 26.67 Ft x 22.58 Ft

Bedroom 13.83 Ft x 12.08 Ft