

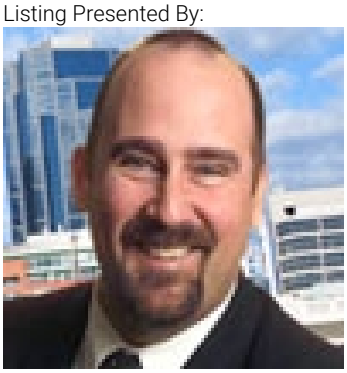
# 1323 University Drive Calgary Alberta

$699,900

PRICE ADJUSTMENT!!! Ideal inner-city property in St. Andrews Heights, moments to Foothills Medical Center, U of C, Alberta Childrens Hospital, close to all shopping, transit and just next to shops and restaurants in Kensington and Bow River pathway system. Home features mid-century charm with lots of contemporary updates....fresh interior paint throughout, vinyl windows, new carpet, beautiful updated main bath, hardwood floors, breakfast bar, stainless appliances including induction style stove. Upper floor has 3 generous bedrooms, main bath, stacking washer/dryer.....lower features bright illegal studio suite with separate entrance, separate laundry, 3 pce bath including brand new shower, full kitchen with gas stove....amazing space for rental, home office, art/music studio....ample storage space. Stunning southwest facing backyard is private, easy to maintain and features a gazebo, greenhouse, deck and even a pond....front yard is nicely landscaped with wood chips, low maintenance and looks gorgeous with perennials and an apple tree! Oversized double garage is insulated, drywalled and features 220V.....driveway adjacent fits up to 3 vehicles.....located on cul-de-sac fronting green space and super easy access to main roads.....opportunity to enjoy inner-city living, practicality and privacy. Please note illegal suite and one backyard photo feature virtual staging. Check it out! (id:6769)

Primary Bedroom 12.58 Ft x 12.58 Ft
Bedroom 15.42 Ft x 8.00 Ft
Bedroom 11.83 Ft x 9.50 Ft
3pc Bathroom 8.25 Ft x 4.92 Ft
Recreational, Games room 13.50 Ft x 17.00 Ft
Kitchen 12.25 Ft x 11.83 Ft
3pc Bathroom 7.17 Ft x 5.00 Ft
Furnace 9.67 Ft x 4.00 Ft
Dining room 12.58 Ft x 10.33 Ft
Kitchen 12.58 Ft x 11.83 Ft
Living room 13.33 Ft x 19.92 Ft

Listing Presented By:



Originally Listed by:
Real Broker

http://www.debbieferguson.com/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca