

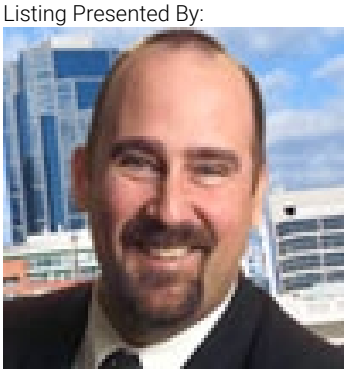
138 Holly Street Calgary Alberta

$748,000

Offering the best of both worlds, this beautifully maintained, move-in-ready bungalow combines comfortable everyday living with outstanding future potential. Set on an impressive 60 x 100 ft R-C2 lot, the five-bedroom, two-bathroom home features a fully developed basement, an abundance of natural light and functional layout designed to adapt to a variety of lifestyles.Large triple-pane windows draw in the light throughout the day, softened by the mature trees framing both the front and back yards. The main floor offers an open living and dining area alongside professionally designed kitchen with custom shaker-style cabinetry, ample storage and stainless steel appliances. Hardwood and luxury vinyl plank flooring, updated lighting, renovated bathrooms and fresh low-VOC paint bring a cohesive feel throughout.The fully developed lower level offers more than additional square footage. Bright and thoughtfully finished, it includes a generous recreation area, side entrance, two additional bedrooms, a 4-piece bathroom, laundry and ample storage. Whether accommodating a growing family, working from home or creating space for hobbies and fitness, the flexibility is already here.Outside the private, fully fenced backyard is framed by mature landscaping and designed to be enjoyed, with a spacious deck, entertaining area, greenhouse and cedar raised garden beds. Additional updates include a high-efficiency furnace, 200-amp electrical service, Nest thermostat and updated smoke & carbon monoxide detectors. A detached single garage completes the property.For builders and investors, the sloping lot presents an exciting redevelopment opportunity, ideally suited for a new infill home with a walkout basement. Located in an established neighbourhood experiencing continued revitalization, it offers excellent potential as new luxury homes continue to transform the surrounding streetscape...

Recreational, Games room 14.92 Ft x 18.25 Ft
Bedroom 10.75 Ft x 13.08 Ft
Bedroom 10.58 Ft x 12.83 Ft
4pc Bathroom .00 Ft x .00 Ft
Kitchen 13.67 Ft x 13.75 Ft
Dining room 10.92 Ft x 10.92 Ft
Living room 12.50 Ft x 13.50 Ft
Primary Bedroom 10.17 Ft x 11.42 Ft
Bedroom 8.83 Ft x 10.42 Ft
Bedroom 10.50 Ft x 8.42 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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