

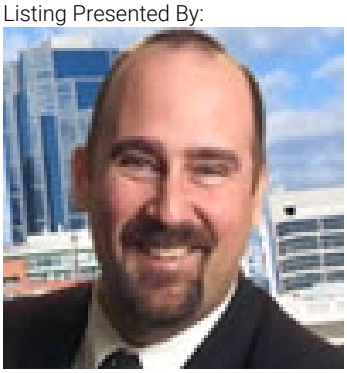
2020 36 Avenue Calgary Alberta

$1,100,000

OPEN House Sat and Sun Nov. 7 & 8 from 2pm-4pmEnjoy the best of inner-city living in this beautifully reimagined 1950s bungalow, on an R-C2 lot 51'x90', ideally situated on a quiet, tree-lined street just steps from the shops, restaurants, cafes, parks and highly regarded schools of Marda Loop. Thoughtfully updated inside and out, this home blends timeless character with modern style. The inviting exterior features a cedar privacy wall, professional landscaping, updated lighting and a spacious front deck. Inside, a stunning custom kitchen with professional-grade stainless steel appliances is filled with natural south-facing light, while French doors provide seamless access to the sunny deck. Site-finished oak hardwood, new windows, doors, trim and paint, and professionally installed tile complete the main floor. Three generous bedrooms share a beautifully renovated designer bathroom featuring floor-to-ceiling subway tile, a floating walnut vanity and matte-black fixtures. The fully developed basement offers a separate entrance and complete additional living quarters, including two bedrooms and a full bathroom. An excellent mortgage helper, the current tenant would love to stay! Parking is plentiful with a single detached garage (sold as-is) plus a side parking pad accommodating up to three additional vehicles. The low-maintenance backyard features a gravel patio, raised vegetable garden and perennial beds. A fantastic opportunity to own a stylishly updated home in one of Calgary's most desirable inner-city communities! (id:6769)

4pc Bathroom 5.08 Ft x 7.17 Ft
Bedroom 10.92 Ft x 10.25 Ft
Bedroom 14.50 Ft x 9.92 Ft
Other 10.92 Ft x 106.00 Ft
Recreational, Games room 14.50 Ft x 9.92 Ft
Furnace 15.83 Ft x 9.83 Ft
4pc Bathroom 6.92 Ft x 7.92 Ft
Bedroom 13.25 Ft x 12.17 Ft
Bedroom 10.17 Ft x 11.25 Ft
Bedroom 10.17 Ft x 9.83 Ft
Dining room 6.83 Ft x 8.42 Ft
Kitchen 12.50 Ft x 10.17 Ft
Living room 17.17 Ft x 12.58 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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