



## 212 78 Avenue Calgary Alberta

\$745,000

This extensively renovated bungalow in Fairview offers the perfect blend of modern amenities and classic charm. Featuring four spacious bedrooms and three luxurious bathrooms, this home provides ample space for family living and entertaining. A standout feature is the illegal suite, ideal for extended family or rental income. Renovations include the installation of a state-of-the-art air conditioning system in 2019, ensuring year-round comfort. In 2021, the home was further upgraded with a tankless water system and water softener, providing endless hot water and enhanced water quality. The attic has been fully redone, adding extra insulation and storage space, while the leaf guard system, installed with a lifetime warranty, offers maintenance-free gutter protection. Every window in the house is equipped with custom blinds for optimal light control and privacy, and the master bedroom boasts built-in custom dressers and a cozy fireplace, creating a serene retreat. The attention to detail continues with the driveway leading to a double detached garage, which is fitted with a power box, making it ready for any project or electric vehicle charging needs. Security is a top priority with a comprehensive camera system installed on the property, providing peace of mind. The exterior and interior renovations ensure that this bungalow is not only beautiful but also highly functional and secure, making it an exceptional home for modern living in the heart of Fairview. \*\*\*FIRST DAY OF SHOWING WILL BE ON AUGUST 09\*\*\* \*\*\*OPEN HOUSE - AUGUST 10 @ 1-3PM\*\*\* (id:6769)

Bedroom 3.38 M x 2.33 M

Bedroom 3.54 M x 2.73 M

4pc Bathroom 3.45 M x 1.50 M

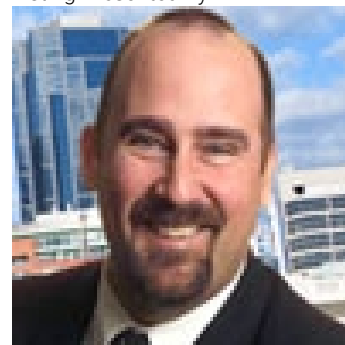
Primary Bedroom 4.89 M x 3.35 M

Bedroom 3.08 M x 2.60 M

4pc Bathroom 2.70 M x 1.50 M

5pc Bathroom 3.27 M x 2.70 M

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX Realty Professionals**

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