

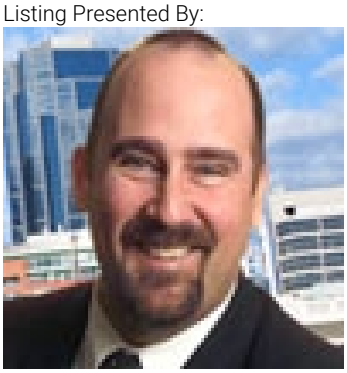
2308 72 Avenue Calgary Alberta

$529,000

Welcome home to Ogden! This move-in ready property perfectly blends cool modern charm with cozy warmth, offering an ideal opportunity for a FIRST TIME BUYER, FAMILY, INVESTOR, or developer. Situated in an incredible location with stunning park views, the home features a 50x120 foot RC-2 zoned lot, an oversized double garage, a concrete parking pad, and a convenient side entrance leading to the basement. The home has seen numerous modern upgrades while still offering plenty of potential to add your personal touches. Notable improvements include: ROOF (2022) Front deck and railing (2022) Flooring updates ELECTRIC PANEL (2017) and more. Inside, step into a bright and spacious family room where a front bay window pours in natural light and captures views of the park--the perfect spot for your cat to relax or for little ones to read their first books. The inspiring kitchen area provides a great place to chill, complemented by a closet off the dining room that functions wonderfully as a pantry. The main upper level includes two bedrooms, highlighted by a large primary bedroom with convenient sliding door access to the deck, along with abundant storage throughout. Head downstairs to the NEWLY RENOVATED BASEMENT, complete with its own side entrance. This cool and functional layout features custom shelving, a cozy fireplace, a large 3rd bedroom, a full bathroom, and additional storage space. Outdoors, soak up the warm southern sun from the front deck while enjoying the park views, or unwind and sip your morning coffee under the covered back patio. Book a tour today! (id:6769)

Bedroom 10.83 Ft x 10.75 Ft
Recreational, Games room 18.25 Ft x 16.50 Ft
4pc Bathroom 8.50 Ft x 6.75 Ft
Living room 10.58 Ft x 16.92 Ft
Dining room 8.58 Ft x 9.58 Ft
Kitchen 12.25 Ft x 12.42 Ft
Primary Bedroom 9.33 Ft x 13.00 Ft
Bedroom 11.00 Ft x 9.08 Ft
4pc Bathroom 7.58 Ft x 5.00 Ft

Listing Presented By:



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CIR Realty

RE/MAX Realty Professionals

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