



## 251 Cannell Place Calgary Alberta

\$670,000

Investor alert, Still time to design your own space, Your dream home awaits! The opportunity to make your home, your own! Home started renovations but not completed. This spacious 1812 square foot home is set on a corner lot with a MASSIVE yard, in a quiet neighbourhood. Lots of space for entertaining, gardening, or enjoying your SOUTH facing backyard. The main floor features a large OPEN living space, leading you to your kitchen space., excellent for entertaining. Off from the kitchen is an additional formal living room with a WOOD BURNING fireplace, a half bathroom and laundry room/mudroom. An office on the main floor offers the flexibility to work from home or easily function as an extra bedroom or home-gym! Upstairs you will find a primary bedroom with a 3-piece ensuite, two comfortable sized bedrooms and another 4-piece bathroom. The basement is designed for a large living space, a bedroom with a walk-in closet, 3-piece bathroom and large storage/mechanical room. Close to amenities, access to major highways, shopping, and minutes from Fish Creek Park. This home is waiting for all the finishing touches, an excellent opportunity for investors or families! (id:6769)

Family room 23.42 Ft x 13.83 Ft  
 Furnace 25.92 Ft x 19.75 Ft  
 Bedroom 12.17 Ft x 10.75 Ft  
 Other 7.17 Ft x 4.00 Ft  
 3pc Bathroom 10.67 Ft x 6.58 Ft  
 Laundry room 8.67 Ft x 8.17 Ft  
 2pc Bathroom 4.67 Ft x 5.33 Ft  
 Bedroom 11.00 Ft x 11.17 Ft  
 Living room 17.25 Ft x 11.42 Ft

Kitchen 18.17 Ft x 10.83 Ft  
 Dining room 11.75 Ft x 8.33 Ft  
 Family room 16.67 Ft x 9.25 Ft  
 Other 7.25 Ft x 6.25 Ft  
 Primary Bedroom 12.50 Ft x 12.08 Ft  
 3pc Bathroom 7.33 Ft x 7.83 Ft  
 4pc Bathroom 7.67 Ft x 5.00 Ft  
 Bedroom 10.67 Ft x 9.67 Ft  
 Bedroom 10.67 Ft x 9.75 Ft

Listing Presented By:



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 First Place Realty

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**RE/MAX Realty Professionals**

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