



335 47 Avenue Calgary Alberta

\$924,900

****OPEN House SAT Jan 18th 12:00pm-2:00pm**INNER CITY GEM!** Check the victual tour online. A beautiful exterior and curb appeal welcomes you inside where you are met with fully RENOVATED 2+1 BEDROOM BUNGALOW plus 1 bedroom WALKOUT BASEMENT ILLEGAL suite. Enjoy HARDWOOD FLOORS, OPEN PLAN KITCHEN DINING AREA offering granite top island, gas stove! LIVING ROOM with gas fireplace and cozy seating area. Two bedrooms and an office (It used to be 3rd bedroom) and an adjoining bath. Upgrades include electrical upgrades and high end light fixtures, oak moulding throughout the house, new insulation and drywall, wood casing, metal clad windows, hot water tank (1 year), roof (5 years), front load washer/dryer (3 years).FULLY DEVELOPED ILLEGAL BASEMENT SUITE offers REC ROOM with another gas fireplace, its thermostat control to keep you warm in the winter, one huge bedroom, full kitchen with tons of cabinet space, 4 pcs bath plus laundry and furnace room. Double GARAGE is fully insulated with back lane access, HUGE SOUTH FACING backyard with large cedar decks, mature trees and low maintenance.An amazing location close to the River Pathways, parks, excellent schools as well as shops (Chinook Mall) and services of Britannia Plaza including Lina's Italian Market, Sunterra, Browns Socialhouse, Starbucks, Monogram Coffee, Village Ice Cream and so much more! (id:6769)

4pc Bathroom 9.17 Ft x 6.08 Ft
 Bedroom 13.92 Ft x 11.33 Ft
 Dining room 12.42 Ft x 12.25 Ft
 Family room 14.50 Ft x 16.00 Ft
 Kitchen 9.42 Ft x 7.75 Ft
 Laundry room 6.83 Ft x 7.00 Ft
 Furnace 9.08 Ft x 6.42 Ft

4pc Bathroom .00 Ft x .00 Ft
 Bedroom 10.08 Ft x 9.58 Ft
 Den 10.17 Ft x 7.83 Ft
 Dining room 6.08 Ft x 12.58 Ft
 Kitchen 11.67 Ft x 8.83 Ft
 Living room 13.58 Ft x 19.58 Ft
 Primary Bedroom 10.17 Ft x 12.08 Ft

Listing Presented By:



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