

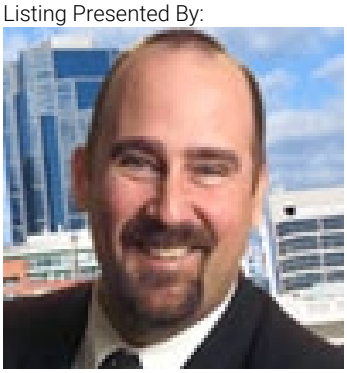
342 6 Avenue Calgary Alberta

$714,800

HOME SWEET HOME! Welcome to this beautifully modernized CENTURY HOME situated in the heart of Crescent Heights in an UNBEATABLE LOCATION close to all of the inner-city and Downtown amenities you could desire. This dream home features all the charm of a home built in 1918 perfectly combined with plenty of updates throughout including a newer furnace, hot water tank (2024), newer windows, new flooring, new interior and exterior paint, kitchen and bathroom updates and a newer 200amp panel. Heading inside past the charming curb appeal you will find the spectacular main floor offering 9 ft ceilings and gleaming laminate flooring featuring a bright foyer, 2 piece vanity bathroom, office/family room, spacious dining room, sun drenched living room and the gourmet chef's kitchen complete with rustic butcher block countertops, stainless steel appliances, ample cabinetry and a charming breakfast/coffee nook. Heading upstairs there is a den that could be utilized as an office or bonus room, an updated, stylish 4 piece bathroom and 3 great-sized bedrooms including the massive primary retreat with a balcony to enjoy your views and a morning coffee. The fully developed basement has also been updated offering a great recreation room, 2 piece bathroom, utility room and tons of storage space. Outside, you will find a picturesque front porch and the beautifully manicured and fully fenced backyard with a deck, dog run, shed and a parking pad that can easily accommodate 2 vehicles. This home is zoned M-CG and is situated in a dream location for buyers and investors alike. Crescent Heights is a sought-after inner-city community offering the perfect blend of urban convenience and residential charm. Enjoy easy access to downtown Calgary, scenic pathways and green spaces along the Bow River, nearby parks, local cafes, restaurants, and everyday amenities, all just minutes from the vibrant ...

4pc Bathroom 5.67 Ft x 8.67 Ft
Other 17.58 Ft x 4.83 Ft
Bedroom 8.83 Ft x 10.33 Ft
Bedroom 8.92 Ft x 8.42 Ft
Den 8.92 Ft x 10.33 Ft
Primary Bedroom 14.75 Ft x 12.50 Ft
Furnace 8.42 Ft x 24.00 Ft
2pc Bathroom 3.00 Ft x 5.08 Ft
Breakfast 6.83 Ft x 6.58 Ft
Other 8.67 Ft x 6.33 Ft
Dining room 10.33 Ft x 13.50 Ft
Foyer 6.42 Ft x 12.17 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

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2pc Bathroom 4.75 Ft x 7.58 Ft

Recreational, Games room 8.17 Ft x 27.92 Ft

Storage 8.33 Ft x 2.83 Ft

Kitchen 10.92 Ft x 10.25 Ft

Living room 11.00 Ft x 11.50 Ft

Office 7.33 Ft x 12.00 Ft