

## 3524 8 Avenue Calgary Alberta

\$1,250,000

Court Ordered Sale. Welcome to Parkdale, a uniquely designed infill located right behind Foothills Hospital-offering an unbeatable location and endless potential. This spacious home boasts an impressive 4,460 square feet of living space, making it a perfect canvas for your dream renovation project. The main floor features soaring 10-foot ceilings, creating an airy and open atmosphere. Step out onto the balcony to enjoy breathtaking views while gathering around the outdoor fireplace—an ideal setting for relaxation or entertaining. With solid bones and a remarkable layout, this property is ready for your personal touch to transform it into a standout masterpiece in the community. Whether you envision a modern oasis or a timeless classic, the possibilities are endless. Don't miss this incredible opportunity—book your showing today and turn this house into your perfect home! (id:6769)

Recreational, Games room 44.75 Ft x 14.67 Ft

**Other** 17.83 Ft x 10.33 Ft

Furnace  $16.75\,\text{Ft}\times5.50\,\text{Ft}$ 

4pc Bathroom 17.42 Ft x 5.00 Ft

Other 15.08 Ft x 12.75 Ft

Den 14.33 Ft x 17.25 Ft

Storage 10.00 Ft x 6.25 Ft

Other 11.08 Ft x 6.50 Ft

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Other 11.58 Ft x 3.58 Ft Storage 19.67 Ft x 18.83 Ft Living room  $19.67\ Ft \times 25.00\ Ft$ 

Dining room 16.83 Ft x 20.83 Ft

2pc Bathroom 5.92 Ft x 4.92 Ft

Pantry 5.92 Ft x 4.92 Ft

Other 22.42 Ft x 14.33 Ft

Breakfast 10.83 Ft x 15.75 Ft

Family room 14.17 Ft  $\times$  16.00 Ft

Other 6.42 Ft x 8.58 Ft

Other 11.08 Ft x 25.00 Ft

Listing Presented By:



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https://www.youtube.com/@calgarybrothersgroup

## **RE/MAX Realty Professionals**

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