

3812 3 Avenue Calgary Alberta

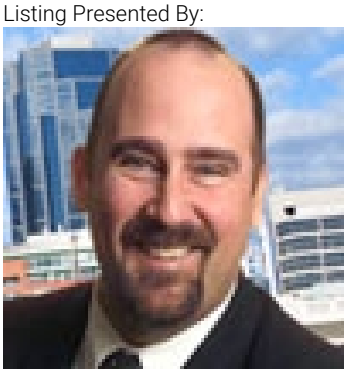
$1,025,000

Inner city living in the amazingly established community of Spruce Cliff with this FULLY RENOVATED + LEGALLY SUITED oversized bungalow! Welcome to this beautifully & completely updated home, offering modern finishes, versatile living space, and an unbeatable location. The main floor features a bright open-concept layout, spacious kitchen with quartz countertops. PERFECT for this relaxing coffee inspired mornings that can turn into memorable family get togethers and dinners! Luxury vinyl flooring, 3 bedrooms, a 5-piece bath, plus a convenient 2-piece bath with laundry. The LEGAL LOWER SUITE with PRIVATE ENTRANCE offers 2 additional bedrooms, a full kitchen, 5-piece bathroom, and laundry--perfect for extended family or rental income. Shingles, windows, Electrical and plumbing have been redone throughout for added peace of mind. Sewer line and water main have also been replaced! Just steps to Edworthy Park, close to schools, shopping, transit, golf and only minutes to downtown! (id:6769)

Kitchen 9.42 Ft x 12.08 Ft
Dining room 9.42 Ft x 6.00 Ft
Living room 14.00 Ft x 12.08 Ft
Bedroom 10.75 Ft x 16.42 Ft
Bedroom 13.42 Ft x 11.08 Ft
5pc Bathroom 10.50 Ft x 8.75 Ft
Kitchen 10.50 Ft x 14.00 Ft

Dining room 8.25 Ft x 12.67 Ft
Living room 12.42 Ft x 17.25 Ft
Primary Bedroom 11.33 Ft x 12.33 Ft
Bedroom 11.25 Ft x 10.25 Ft
Bedroom 8.58 Ft x 11.00 Ft
5pc Bathroom 7.83 Ft x 7.33 Ft
2pc Bathroom 6.00 Ft x 8.42 Ft

Listing Presented By:



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First Place Realty

http://www.mryyc.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca