



# 471 78 Avenue Calgary Alberta

\$539,000

Investor's alert! This house is built in 1974 and ready for renovation. Featuring 963 sq. ft. in RMS, basement fully finished plus a detached double garage, this house has full potential to provide a comfy and convenient home. Main floor living room used vinyl plank which doesn't need a replacement. 3 bedrooms in main floor features 72 sqft, 100 sqft, 125sqft provides enough space for adults and kids. Basement features a 330 sqft living room spacious enough for family recreation. 1 more bedrooms in the basement with a wet-bar plus 2 sets of dryer/washer is available in the premise. Basement also features a ful 4 pieces bathroom. The deck features 320 sqft which is more than enough for partying with family and friends. Garage features 23'3' x 21'2' which has a few more space on the two side than just parking 2 vehicles. Concrete pads besides the garage are also usable for 1 parking spot after replacing the fence. Should you be interested in renovation to add-value to homes, this is one of the rare chances in the city! Come book appointment now! (id:6769)

Recreational, Games room 12.83 Ft x 26.67 Ft  
Bedroom 10.17 Ft x 12.92 Ft  
Laundry room 6.33 Ft x 7.58 Ft  
4pc Bathroom 4.92 Ft x 7.83 Ft  
Other 6.42 Ft x 3.83 Ft  
Living room 14.83 Ft x 12.33 Ft

Other 11.50 Ft x 13.17 Ft  
Primary Bedroom 12.42 Ft x 9.92 Ft  
Bedroom 8.92 Ft x 8.25 Ft  
Bedroom 7.92 Ft x 12.25 Ft  
4pc Bathroom 7.75 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

**RE/MAX Realty Professionals**

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

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