



## 477 72 Avenue Calgary Alberta

\$725,000

"OPEN HOUSE Sat 12:00 - 3:00" 5 bedroom 4 bath fully renovated home with illegal basement suite backing onto a laneway and playground/park. Newer tile roof that can stand up to any weather. Detached double garage and wonderful outdoor space that includes a generous back deck and deck off the front of the house. Close to schools and shopping with easy access to 64th Ave and Deerfoot Tr. The open plan main floor, with new LVP flooring throughout, is flooded by large windows on both the North and South side as well as 2 skylights in the great room making this a very bright welcoming space. Quartz countertops on all counter surfaces, new kitchen cabinets and island. Double French doors lead out to the large rear deck that spans across the entire back of the house and looks over the park and playground just behind the home. Generous primary bedroom with French doors leading to the deck and a very bright main floor bath with skylight. Basement has illegal suite boasting full kitchen 2 bedrooms and 2 bathrooms. This house has so much to offer in a very convenient location made for family living. (id:6769)

Bedroom 9.83 Ft x 13.25 Ft  
Bedroom 13.50 Ft x 9.75 Ft  
3pc Bathroom Measurements not available  
3pc Bathroom Measurements not available  
Kitchen 33.75 Ft x 39.33 Ft  
Living room 39.33 Ft x 35.08 Ft

Primary Bedroom 13.58 Ft x 15.00 Ft  
Bedroom 10.67 Ft x 8.67 Ft  
Bedroom 14.33 Ft x 8.67 Ft  
Dining room 13.00 Ft x 6.83 Ft  
4pc Bathroom Measurements not available  
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.calgaryrealestateagent.ca>

**RE/MAX Realty Professionals**

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

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