



477 72 Avenue Calgary Alberta

\$669,000

OPEN HOUSES SAT JAN 4TH & SUN JAN 5TH 2:00pm-4:00pm! NEW PRICE! Nearly renovated right down to the studs! This 5 bdrm + 4 full bath bungalow backs directly onto a park, with double detached garage, clay tile roof, large back deck, all new windows, newer appliances and more! Just under 2,000 sq ft in total living space here. Enjoy the additional front deck, updated poured-concrete walkways, and front lawn with nice setback. Main level includes, front living room and TV/entertaining space, vinyl plank flooring, spacious Kitchen with island + built-in storage, Quartz counters, undermount sink, stainless steel appliances, updated cabinetry, side storage area with stackable laundry rough-in, vaulted ceiling, skylights and LOTS of natural LIGHT overall. The Primary bedroom also features a clever 3-piece ensuite bath and lovely French doors opening onto the back deck and there are also 2 more good sized bedrooms and a 4-pc bath. The lower level features an Illegal basement suite with updated egress windows, wiring and exhaust/vent van rough-ins, new furnace and hot water tank, 2 more bedrooms, another 3-pc and 4-pc bathroom and laundry room with hook-ups. The large, South-facing, backyard features a huge deck with built-in storage and access ramp, double-detached garage, covered bike and item storage beside the garage and you can walk right out to the park. Close to schools, transit, shopping, restaurants and a quick drive to the Calgary International Airport. ALSO possibly a great opportunity to rent out both levels or live-up + rent-down for investment! (id:6769)

Bedroom 13.25 Ft x 9.50 Ft
Bedroom 8.83 Ft x 12.92 Ft
4pc Bathroom 5.17 Ft x 8.75 Ft
3pc Bathroom 5.25 Ft x 6.83 Ft
Other 15.50 Ft x 12.25 Ft
Laundry room 6.83 Ft x 7.67 Ft
Furnace 8.33 Ft x 3.67 Ft

Living room 12.75 Ft x 10.25 Ft
Kitchen 11.25 Ft x 18.75 Ft
Primary Bedroom 13.42 Ft x 14.75 Ft
Bedroom 14.25 Ft x 8.50 Ft
Bedroom 10.25 Ft x 8.50 Ft
3pc Bathroom 4.08 Ft x 9.25 Ft
4pc Bathroom 4.92 Ft x 6.33 Ft

Listing Presented By:



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