



5216 18 Avenue Calgary Alberta

\$699,000

Charming Montgomery bungalow on a private pie-shaped lot at the end of a quiet cul-de-sac, just 350m from Bowmont Park! This generous 6,587 square ft RC-1 lot presents multiple options: build new, renovate or hold. Most notable updates are the hot water tank, furnace and electrical panel (2023/2024). This bungalow has just under 2,000 square feet of developed living space. Hardwood floors flow through the bright living and dining areas, where a corner gas fireplace adds warmth and ambience. The kitchen has a distinct retro vibe with original cabinets and a tin backsplash, along with a gas range and a granite-topped island offering ample storage and prep space. It also looks out over the massive backyard. The main floor has two spacious bedrooms. The primary has parkay flooring with a walk-in closet and a 4-piece ensuite as well as access to the back yard. The good sized second bedroom has south exposure and a cozy window bench. A 4-piece main bath completes this level. The finished lower level adds a large rec/media room, a third bedroom with a large window, a 3-piece bath, laundry and plenty of storage. Outside, the treed backyard is serene and private with a large patio and ample room for entertaining and gardening. A single detached garage with lane access completes the package. You're close to schools, playgrounds, shopping, restaurants, transit, Shouldice Park and the Bow River pathway system, with a quick commute downtown and easy access west to the mountains. (id:6769)

Family room 12.92 Ft x 8.92 Ft
Recreational, Games room 18.50 Ft x 8.92 Ft
Bedroom 12.67 Ft x 9.58 Ft
3pc Bathroom 6.33 Ft x 5.83 Ft
Kitchen 11.33 Ft x 11.25 Ft
Dining room 11.17 Ft x 10.33 Ft

Living room 14.75 Ft x 11.17 Ft
Primary Bedroom 15.83 Ft x 11.58 Ft
Bedroom 14.17 Ft x 11.92 Ft
4pc Bathroom 13.33 Ft x 6.17 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Charles

<http://www.charlesrealestate.ca/>

RE/MAX Realty Professionals

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

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