



## 5232 44 Avenue Calgary Alberta

\$729,000

Located in one of the city's most sought-after neighborhoods, this charming bungalow offers an exceptional blend of quiet living and everyday convenience. Walk out of your backyard, step through a hole in the fence, and you'll have access to three schools featuring playgrounds, soccer fields, basketball hoops, baseball diamonds, and tennis courts for hours of recreation. The sheltered tree-lined streets allow for peaceful walks and moments to reflect, while the nearby cliffsides and Bow River pathway (5 minute walk) offer breathtaking views and scenic adventure. You'll be central to just about every amenity you could ask for, all within walking distance or a short drive. You have the Market Mall, the University of Calgary, University District, LRT Stations, the Silver Springs Golf Course, and a host of shopping centers featuring restaurants, grocery stores, medical services, movie theaters, and so much more all within a 3 km radius. With a south-facing front, sunlight fills the living and dining area creating a cozy, bright, and welcoming space. Original hardwood floors lead into three bedrooms upstairs. The kitchen window allows for a view of the spacious backyard while the mature trees soften the view of the schoolyard. This house has a new vinyl fence, newer windows, and the shingles were replaced in 2009. The basement is developed, though there is room for an imaginative mind to transform it into something special. Lovingly cared for and offered by the original owners, this home presents a rare opportunity to create your own memories in an established, highly regarded neighborhood. Don't miss out on the opportunity and schedule your private showing today! (id:6769)

Other 10.00 Ft x 9.17 Ft

Other 16.00 Ft x 11.67 Ft

Family room 18.83 Ft x 12.75 Ft

Other 11.08 Ft x 8.92 Ft

Other 12.17 Ft x 11.17 Ft

Laundry room 13.17 Ft x 9.92 Ft

3pc Bathroom 6.83 Ft x 5.50 Ft

Bedroom 13.42 Ft x 8.92 Ft

Bedroom 9.92 Ft x 8.92 Ft

Primary Bedroom 11.08 Ft x 12.00 Ft

2pc Bathroom 4.92 Ft x 4.08 Ft

3pc Bathroom 8.92 Ft x 4.92 Ft

Other 7.00 Ft x 3.75 Ft

Living room 14.08 Ft x 13.42 Ft

Dining room 9.92 Ft x 9.08 Ft

Eat in kitchen 13.58 Ft x 12.25 Ft

Listing Presented By:



Originally Listed by:  
KIC Realty

**RE/MAX Realty Professionals**

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

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