



## 623 75 Avenue Calgary Alberta

\$629,900

**\*\*\*IMPROVED PRICE!\*\*\*** Open House: Sat, Mar 7, 2-4 pm. | This lovingly maintained, solidly built home blends creative character with modern comfort. Original oak floors run through the main living areas (timeless and great for allergies), and many windows have been replaced with energy-efficient triple-pane glass. The home offers three main-level bedrooms plus a lower-level fourth bedroom, and comes equipped with a brand new dishwasher and newer washer, dryer, freezer and stove. Custom blinds--blackout in the bedrooms--add privacy and style. The basement is an ode to the past with a spacious rec room (complete with vintage bar), 4th bedroom, and laundry room with ample storage space. Step outside to the sunny, south-facing backyard that's a true gardener's paradise. This mature garden produces apples, plums, apricot, sour cherry, strawberries, raspberries, hazelnuts, red and black currants, multiple grape varieties and a generous elderberry patch--perfect for fresh eating, preserves, or natural remedies. Charming outdoor touches include a decorative "address" rock, a retractable awning, a bird bath and a small backyard watering spot that attracts feathered friends year round. Sitting on a generous 55 x 100 lot (zoned RCG), with a single attached garage and additional parking pad, this centrally located home is a quick walk to schools, transit, amenities and access roads. It's move-in ready, full of warmth, and ideal for anyone who values character, comfort and a very productive garden. 'Book your look' today! (id:6769)

Recreational, Games room 11.67 Ft x 26.67 Ft  
Bedroom 11.25 Ft x 11.58 Ft  
Living room 12.00 Ft x 13.00 Ft  
Dining room 8.33 Ft x 12.00 Ft  
Kitchen 11.08 Ft x 11.17 Ft

Primary Bedroom 10.17 Ft x 11.67 Ft  
Bedroom 9.50 Ft x 12.17 Ft  
Bedroom 8.08 Ft x 10.17 Ft  
4pc Bathroom 5.00 Ft x 8.58 Ft

Listing Presented By:



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