

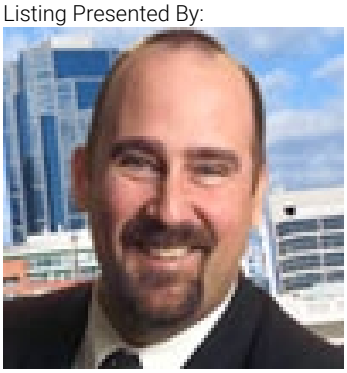
636 Avery Place Calgary Alberta

$619,800

HOME SWEET HOME! CALLING ALL BUYERS AND INVESTORS! Welcome to this renovated, contemporary and charming bungalow situated in the heart of the extremely desirable SE community of Acadia on an incredible CORNER LOT with an 2 BEDROOM PLUS DEN illegal BASEMENT SUITE ! This exquisite home offering immediate possession features 5 bedrooms, 2 bathrooms and 2,082+ SQFT of beautifully maintained living space throughout. The main floor offers a terrific layout with a spacious living room that is flooded in natural sunlight, formal dining room, bright foyer, 4 piece bathroom, modern chef's kitchen with butcher block and quartz countertops, full appliances, lots of cabinet space and a stylish backsplash. 3 large bedrooms complete this floor including the terrific primary bedroom. The 2 bedroom illegal BASEMENT SUITE is perfect for buyers, investors and those looking for a potential mortgage helper. The basement offers a fully equipped kitchen, 2 spacious bedrooms, a den that could easily accommodate a 3rd bedroom, fantastic 4 piece bathroom, a spacious living room and a utility room with tons of storage space. Both the main floor and downstairs offer their own laundry rooms. Outside, there is an oversized double garage and a large wonderfully landscaped and fenced backyard. Updates include paint, flooring, furnace (2013) and the oversized large garage (2014). This incredible location is close to all major amenities including multiple schools, Chinook Centre, South Centre, Deerfoot Meadows, Fish Creek pathways, Fish Creek Library, Acadia Recreation Centre and pool, public transportation and easy access to major roadways. Don't miss out on this GEM, book your private viewing today! (id:6769)

4pc Bathroom 11.83 Ft x 9.67 Ft
Bedroom 11.58 Ft x 10.08 Ft
Bedroom 8.25 Ft x 12.42 Ft
Den 11.83 Ft x 8.17 Ft
Kitchen 12.00 Ft x 8.67 Ft
Recreational, Games room 11.75 Ft x 14.50 Ft
Furnace 8.83 Ft x 3.83 Ft
Bedroom 11.25 Ft x 8.00 Ft
Bedroom 7.92 Ft x 9.92 Ft
Dining room 10.00 Ft x 9.00 Ft
Foyer 3.17 Ft x 3.58 Ft
Kitchen 13.42 Ft x 12.67 Ft
Living room 13.50 Ft x 18.25 Ft
Primary Bedroom 11.17 Ft x 11.50 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

http://www.homesweethometeam.ca/

RE/MAX Realty Professionals

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