



703 130 Avenue Calgary Alberta

\$695,000

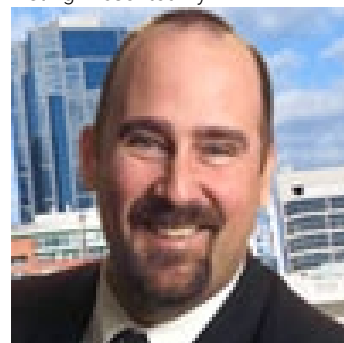
****6200 SQFT CORNER LOT | 1244 SQFT BUNGALOW + OVER 1000 SQFT LEGAL BASEMENT SUITE | 6 BEDROOMS + 3 BATHROOMS | 4 PARKING SPOTS INCLUDED | \$100K+ IMPROVEMENT OVER THE YEARS | NEW WINDOWS ON MAIN FLOOR JUST COMPLETED | NO CITY'S TREE ON PROPERTY LOT | <1 MIN WALK TO C-TRAIN | 8 MINS WALK TO FISH CREEK PARK | DR. E. P. SCARLETT HIGH SCHOOL WALK ZONE****

Welcome to 703 130 Ave SW and discover the perfect blend of value, convenience, and long-term potential in this exceptional Canyon Meadows bungalow. Nestled on a spacious 6,200 sqft regular-shaped CORNER LOT and zoned R-CG, this home offers an unbeatable opportunity for HOMEOWNERS, INVESTORS, or DEVELOPERS alike. Step inside to find a bright and welcoming main level boasting 1,244 sqft of developed space, including 3 generous BEDROOMS and 1.5 BATHROOMS. The half bath is ENSUITE to the Primary Bedroom. Downstairs, a fully developed, LEGAL BASEMENT SUITE adds over 1,000 sqft of additional space with its own 3 BEDROOMS and 1 FULL BATH—ideal for mortgage assistance through a "live up, rent down" scenario or multi-generational living. With R-CG zoning, you also have the option to rent both units independently for maximum cash flow or explore future redevelopment opportunities. ****The LIST OF IMPROVEMENT is attached to this listing. Please contact your realtor or listing agent for this list.**** Parking is a breeze with an attached single-car garage, a long private driveway, and a two-car carport, providing a total of 4 PARKING SPOTS. Outdoors, the corner-lot setting ensures extra yard space and abundant natural light, perfect for summer barbecues or gardening. LOCATION couldn't be better: it's LESS THAN 1 MIN walk to the Canyon Meadows C-Train station for an effortless downtown commute, and just an 8 MINS stroll to the scenic trails of Fish Creek Provincial Park. Families will appreciate being within the WALKING ZONE for Dr. E.P. ...

3pc Bathroom 5.25 Ft x 5.50 Ft
Bedroom 7.33 Ft x 15.67 Ft
Bedroom 11.75 Ft x 11.58 Ft
Bedroom 12.75 Ft x 9.00 Ft
Dining room 10.08 Ft x 16.83 Ft
Family room 11.75 Ft x 16.83 Ft
Kitchen 7.08 Ft x 22.25 Ft
Furnace 6.50 Ft x 9.83 Ft

2pc Bathroom 4.58 Ft x 4.92 Ft
4pc Bathroom 8.42 Ft x 4.83 Ft
Bedroom 9.17 Ft x 9.75 Ft
Primary Bedroom 13.58 Ft x 12.33 Ft
Bedroom 12.67 Ft x 9.00 Ft
Dining room 12.58 Ft x 7.08 Ft
Kitchen 13.50 Ft x 12.83 Ft
Living room 22.50 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:
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RE/MAX Realty Professionals

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

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