



715 130 Avenue Calgary Alberta

\$625,000

Well-maintained 4-level split on a 57 ft x 110 ft lot in the desirable community of Canyon Meadows, just minutes from Fish Creek Park and nearby walking paths. The main floor features a spacious living room, formal dining area, and a charming country-style kitchen, movable island, and luxury vinyl plank flooring. Upstairs offers 3 bedrooms including a primary with 2-piece ensuite and shared 5-piece bathroom. The lower level includes a large family room with wood-burning fireplace, a bright 4th bedroom, and an additional 2-piece bath. The basement is partially finished with excellent storage and future development potential. The south-facing backyard is a standout, featuring a large deck and plenty of space to relax or entertain. Ideally located close to parks, the LRT, shopping, and a variety of nearby schools including Spanish bilingual, French immersion, and Dr. E.P. Scarlett High School with its well-known AP program. A fantastic opportunity to enjoy an established community with nature, amenities, and great schools all close at hand. (id:6769)

- 2pc Bathroom 4.92 Ft x 4.50 Ft
- 5pc Bathroom 4.92 Ft x 8.42 Ft
- Bedroom 7.92 Ft x 10.25 Ft
- Bedroom 9.50 Ft x 10.08 Ft
- Primary Bedroom 12.50 Ft x 13.42 Ft
- Recreational, Games room 20.08 Ft x 14.00 Ft
- Storage 20.67 Ft x 11.92 Ft

- 2pc Bathroom 5.00 Ft x 6.33 Ft
- Bedroom 10.75 Ft x 10.33 Ft
- Family room 17.50 Ft x 10.92 Ft
- Dining room 8.50 Ft x 9.42 Ft
- Kitchen 12.17 Ft x 14.33 Ft
- Living room 15.08 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals
#10, 6020 - 1A ST SW , Calgary, AB,
Phone: 403-259-4141
darylcarlson@shaw.ca