



723 75 Avenue Calgary Alberta

\$829,000

An incredible opportunity awaits in this fully transformed bungalow positioned on a spacious, sun-filled lot. Designed with exceptional versatility in mind, this residence is tailored for growing families, multigenerational living, or buyers looking for a mortgage-helper lower-level space. The main interior boasts a crisp, contemporary aesthetic, an inviting living room anchored by a cozy brick fireplace and a large front window. The well-appointed kitchen features ample counter and storage space, stainless steel appliances, and an extra-deep island with counter seating for easy family mornings. The main floor offers two well appointed bedrooms, including an impressive primary retreat with room for king-sized furniture, a walk-through closet, and a private ensuite complete with a dual vanity, soaking tub, and separate shower. Rounding out the main level is a second full bathroom, dedicated laundry, and a versatile dining space that easily functions as a bright home office. The fully developed lower level provides complete independence with its own separate entrance, making it an ideal private setup for extended family, live-in grandparents, adult children, or long/short-term tenants. This level features a kitchenette, an expansive living area, two good-sized bedrooms, and two full bathrooms, including an ensuite. Complete with its own dedicated laundry room, the lower suite ensures both comfort and privacy for every resident. Outside, the south-facing rear yard offers a space for family fun and entertaining, featuring a paved patio and plenty of green space for children and pets. Vehicle parking and storage are abundant, pairing a long side driveway with a detached rear double garage, easily accommodating multiple vehicles, or outdoor recreational gear. Minutes from Chinook Centre, the Heritage LRT station, local schools, and the expansive trail networks around the G...

3pc Bathroom 4.83 Ft x 9.67 Ft

4pc Bathroom 12.58 Ft x 6.75 Ft

Other 5.33 Ft x 14.92 Ft

Bedroom 12.50 Ft x 13.42 Ft

Bedroom 9.00 Ft x 10.50 Ft

Family room 13.00 Ft x 31.58 Ft

Furnace 7.25 Ft x 9.67 Ft

Kitchen 13.83 Ft x 14.33 Ft

Living room 14.25 Ft x 17.25 Ft

Primary Bedroom 12.58 Ft x 12.17 Ft

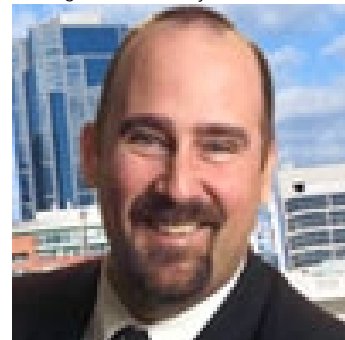
Dining room 8.75 Ft x 8.75 Ft

Bedroom 13.25 Ft x 9.67 Ft

5pc Bathroom 11.25 Ft x 9.58 Ft

4pc Bathroom 10.25 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:
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#10, 6020 - 1A ST SW , Calgary, AB,

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