



## 728 1 Avenue Calgary Alberta

\$760,000

This beautifully renovated home in Sunnyside offers an array of upgrades and thoughtful features that enhance both comfort and functionality. The interior and exterior have undergone extensive renovations, providing a modern yet cozy living space. High-efficiency windows and new doors allow for abundant natural light while ensuring excellent energy efficiency. On the main floor, you'll find stunning hardwood flooring in the kitchen, bedrooms, and living room, creating a warm and inviting atmosphere throughout. The bathroom has elegant marble tile in the shower, complementing the modern design. The living room features a gas fireplace, providing a perfect setting for relaxation during colder months. The home is equipped with a high-efficiency boiler, offering both reliable heating and on-demand hot water, and a fresh air exchanger ensures optimal indoor air quality. Radiant heating is thoughtfully integrated throughout the house with upgraded Myson and Hudson Reed radiators, including towel racks in the bathrooms. The home is also equipped with four zones of radiant heat, providing personalized comfort in different areas of the home. The kitchen and bathrooms are designed with high-end finishes, including sleek quartz countertops and custom cabinetry that ties the spaces together with a modern yet timeless appeal. Bosch appliances in the kitchen offer top-of-the-line performance, making meal preparation a joy. The custom cabinetry is matched throughout the kitchen, bathrooms, and laundry area for a cohesive, functional look. Additionally, the plumbing and electrical systems have been upgraded to meet modern standards. The home also features a finished and heated garage with composite flooring and puck lighting. It is also wired for EV charging and internet, making it a year round multi use space, such as an at home office or gym. Outside, the property is fully fenced wit...

Recreational, Games room 12.08 Ft x 10.42 Ft

Laundry room 6.92 Ft x 3.33 Ft

4pc Bathroom 7.75 Ft x 5.42 Ft

Kitchen 13.67 Ft x 11.67 Ft

Dining room 11.33 Ft x 10.17 Ft

Living room 16.33 Ft x 10.17 Ft

Primary Bedroom 13.33 Ft x 8.75 Ft

Bedroom 11.50 Ft x 8.75 Ft

3pc Bathroom 8.17 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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