

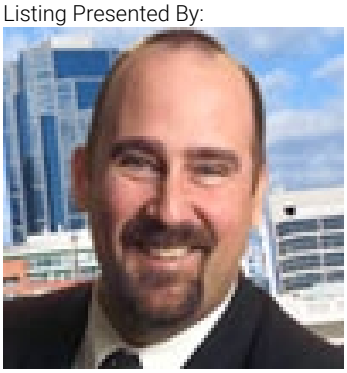
755 130 Avenue Calgary Alberta

$659,900

OPEN HOUSE Both Sat & Sun 12-1:30PM. Welcome to this beautifully updated 3-bedroom, 2-bathroom home in the established community of Canyon Meadows, offering modern renovations, functional living space, and exciting future development potential. Step inside to a bright and inviting main floor, extensively renovated with thoughtful upgrades throughout. The open-concept layout seamlessly connects the living, dining, and kitchen areas, making it ideal for everyday living and entertaining. The refreshed kitchen features a large central island, updated countertops, a new sink, refinished cabinetry, and a new high-end dishwasher, creating a welcoming space for family and friends. New luxury vinyl flooring extends throughout the main level, complemented by fresh paint, updated lighting, and new pot lights in the living room. All-new main-floor windows bring in abundant natural light while enhancing comfort and efficiency. The spacious primary bedroom features updated sliding closet doors and a beautifully renovated ensuite with a new walk-in shower, sink, toilet, and lighting. Two additional bedrooms have been refreshed with new sliding closet doors and window blinds. Other improvements include a new front entrance door, updated bifold doors on the entry closet, and a new rear door leading to the convenient mud room. One of the property's standout features is the unfinished basement, complete with its own separate entrance and outstanding potential for future development. Buyers can explore the possibility of creating a secondary suite (subject to city of calgary approval). The unfinished lower level offers a blank canvas to design the space from scratch, whether for additional family living space, extended family accommodations, or potential rental income. Rather than working around someone else's renovation, you have the freedom to plan a layout that suits your needs an...

Kitchen 15.67 Ft x 12.17 Ft
Primary Bedroom 14.25 Ft x 11.67 Ft
Dining room 8.33 Ft x 9.58 Ft
Living room 11.58 Ft x 19.00 Ft
Bedroom 9.25 Ft x 11.92 Ft
Bedroom 10.08 Ft x 15.33 Ft
3pc Bathroom 4.92 Ft x 7.50 Ft
4pc Bathroom 5.50 Ft x 7.58 Ft

Listing Presented By:



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