

823 67 Avenue Calgary Alberta

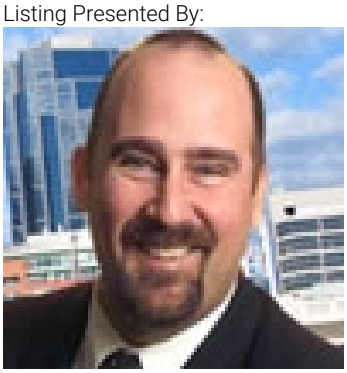
$424,900

823 67 avenue SW mls #A2351912. This gem is located in a wonderful central location , close to all amenities, schools, parks, playgrounds shopping and public transit. This 977 sq ft 3 bedroom attached home also boasts another bedroom and 3 pce bath in the lower level. Front entry leads to a large bright living room area with stunning original oak hardwood floors which go through out the main floor. This home also enjoys vaulted ceiling. The Living room has large windows for lots of natural light and then opens to a large dining room area with built in dining hutch. The Kitchen is open to the dining room for easy meal service. The kitchen cabinets are original but in good condition. Please note some appliances are not 100% working so they are included in "as is "condition. Down the hall you will find 3 bedrooms including a generous size primary bedroom. There is a large 4 pce ensuite with new shower tap sets and new toilet. There is a separate side entry to this home which opens up the possibility for future suite development, subject to municipal approval and permits. The basement has an extra large bedroom with walk in closet and a 3 pce bath. There is a laundry area and a large area that is unfinished. Outside you have a fenced private yard and a two car off street parking area. This home represents a wonderful first time home, perfect investment property or suite potential (future suite development, subject to municipal approval and permits.) Roof was last done in 1999Water Tank was last replaced 2015The Furnace was replaced in 2011Original windows circa 1969upgraded the Breaker in 1997Dishwasher, Washer and Dryer - in working conditionFridge, Range - in nonworking condition (id:6769)

Bedroom 19.25 Ft x 10.83 Ft
3pc Bathroom 9.83 Ft x 7.08 Ft
Storage 8.33 Ft x 4.17 Ft
Laundry room 5.75 Ft x 4.25 Ft
Recreational, Games room 21.25 Ft x 18.17 Ft
Living room 13.08 Ft x 15.25 Ft

Primary Bedroom 12.50 Ft x 9.75 Ft
Dining room 12.50 Ft x 8.67 Ft
Kitchen 10.67 Ft x 8.33 Ft
Bedroom 10.25 Ft x 8.50 Ft
4pc Bathroom 9.42 Ft x 5.00 Ft
Bedroom 8.92 Ft x 9.17 Ft

Listing Presented By:



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