

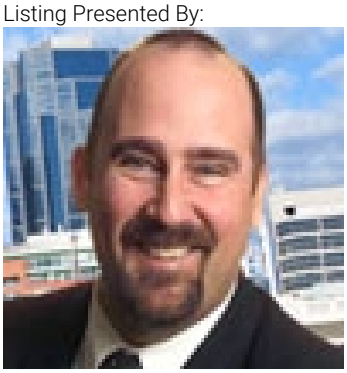
838 3 Avenue Calgary Alberta

$599,000

Flexible spaces and a walkable location--Sunnyside living with personality and possibility! This character bungalow offers the opportunity to embrace one of Calgary's most walkable inner-city lifestyles, where independent cafes, restaurants, green spaces, river pathways and downtown are all close to home. Behind its traditional gabled roofline, this detached home offers 764 sq. ft. on the main floor, plus an enclosed front porch, and a partially finished basement providing an additional 619 sq.ft. of living space.Recently painted and professionally cleaned, this home is ready to welcome its next owners. Entering the property, the enclosed porch provides a practical spot for coats and shoes before you step into the open living and dining area, rich in period character. Hardwood floors, original doors, decorative floor vents, and a Victorian-style fireplace reflect the home's historic charm. The living and dining spaces flow together and benefit from a skylight bringing in additional natural light, with the adjoining kitchen featuring classic wood cabinetry, a gas cooktop, countertop oven, practical peninsula with counter seating and sliding patio doors to the rear deck, complete with a gas line for a BBQ.The extended primary bedroom is a highlight. Its generous footprint and window-lined alcove capture views toward downtown Calgary, with room to create a home office, sitting area or reading nook. The second bedroom benefits from a walk-in closet. In the main bathroom, a clawfoot tub, vintage-style fixtures, pedestal sink and rich stained-wood trim celebrate the home's heritage appeal.A winding hardwood staircase with traditional winder steps leads to the partially finished basement. The interconnected areas designated as a family room, recreation room and flex space, provide options for extra living space. With three windows, white walls and ceilings, the space i...

Family room 11.42 Ft x 8.75 Ft
Recreational, Games room 20.83 Ft x 9.08 Ft
3pc Bathroom 10.25 Ft x 4.83 Ft
Other 11.50 Ft x 9.33 Ft
Laundry room 4.75 Ft x 2.75 Ft
Living room 12.17 Ft x 9.58 Ft
Kitchen 11.67 Ft x 9.58 Ft
Dining room 10.42 Ft x 8.08 Ft
Primary Bedroom 14.58 Ft x 9.00 Ft
Bedroom 7.92 Ft x 8.33 Ft
3pc Bathroom 9.08 Ft x 5.00 Ft

Listing Presented By:



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