

\$624,999 - 735 130 Avenue Sw, Calgary

MLS® #A2084289

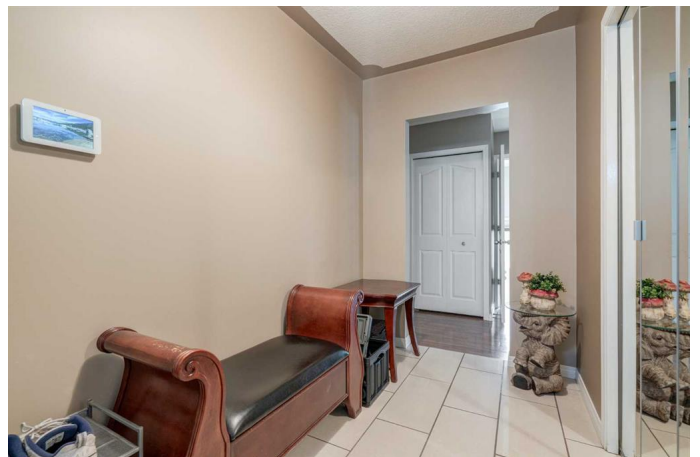
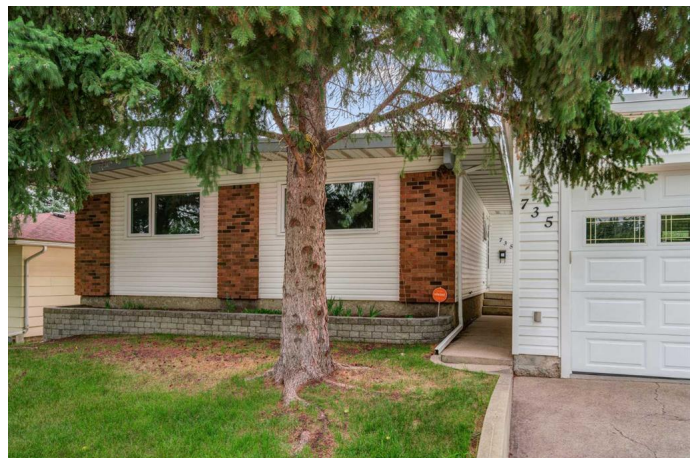
\$624,999

4 Bedroom, 3.00 Bathroom, 1,363 sqft

Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

Welcome to 735 130 Ave SW! This exceptionally maintained 4 bedroom, 2.5 bathroom bungalow is situated on a quiet street, with an oversized south-facing lot, in the ever-popular community of Canyon Meadows! As you enter you immediately notice the pride of ownership in this home and many updates over the years that include ceramic tile and laminate floors throughout the main living area, kitchen cabinetry, windows, and paint to name a few. This bright inviting floor plan is complete with a large family room with a fireplace, separate dining area, and large open kitchen with plenty of cabinet storage for all of your needs. Finishing out the main level is a primary bedroom that comfortably fits a king set with a 2 piece ensuite and custom built-ins, 2 additional good-sized bedrooms, and a main 4 piece bath. The fully developed lower level offers a 4th bedroom, large rec area/games room, additional 3 piece bath, massive storage area, and your dream laundry room complete with plenty of additional storage, folding counter, newer washer, and 1 year old dryer! Head outside to your own private oasis featuring a large covered deck that can accommodate all of your patio furniture and is complete with aluminum and glass railing, as well as privacy drapes. Keep your vehicles warm in the winter in the fully insulated and heated double garage with built-in storage cabinets and 220V wiring. Accompanying the garage is an additional custom-built shed to store all of your toys or



seasonal equipment. Other important recent updates to note are a brand new roof, fascia, and eaves that have just been completed, as well as a new high-efficiency furnace and central A/C installed in 2022! This lot also sides a walking path to a nearby community park, is just steps to the LRT, close proximity to numerous schools, and has quick access to Macleod Trail. Book your showing today before this one is gone!

Built in 1975

Essential Information

MLS® #	A2084289
Price	\$624,999
Sold Price	\$626,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,363
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	735 130 Avenue Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2M9

Amenities

Parking Spaces	4
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Parking	Double Garage Detached
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Interior

Interior Features	Closet Organizers, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Barbecue, Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Brick, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2023
Date Sold	November 14th, 2023
Days on Market	47
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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