

\$1,075,000 - 1028 70 Avenue Sw, Calgary

MLS® #A2090693

\$1,075,000

5 Bedroom, 4.00 Bathroom, 2,763 sqft
Residential on 0.17 Acres

Kelvin Grove, Calgary, Alberta

OPEN HOUSE Cancelled. This is your opportunity to move into the sought after neighborhood of Kelvin Grove.

Approximately 2800SqFt on two levels and 1100SqFt down for almost 3900SqFt of living space for your growing family to enjoy for years. 5 bedrooms upstairs and 3.5 bathrooms. The main floor embraces you with plank flooring, generous rooms, a cozy log burning fireplace and a beautifully designed large kitchen overlooking the large back yard. The kitchen has plenty of countertop space and cupboard/storage space solutions. Formal plan with separate living room and dining rooms, then a large kitchen open to the family room. Main floor mud hallway and laundry area with access to garage and side yard. Back to the inviting foyer and up the stairs to a total of 5 generous bedrooms upstairs. The primary bedroom is its own spacious suite with walk-in closet, 4 pc ensuite and step up that could be your relaxing private reading library with another log burning fireplace. The basement has plenty of room to play, do crafts, or store your extra goods. The utility room has 2 furnaces replaced in 2009 and a water tank from 2019. The well treed private lot has a width of 68.5 feet to enjoy on the deck or playing games. The triple garage is attached to the front of the house and is handy for all your extra bikes and play things. The location of this home is unbeatable with proximity to schools, Glenmore Reservoir, bike and walking paths, Heritage Park, Rocky View



Hospital, shopping and transportation services.
This home is perfect for the growing family and
has huge potential.

Built in 1973

Essential Information

MLS® #	A2090693
Price	\$1,075,000
Sold Price	\$1,030,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,763
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1028 70 Avenue Sw
Subdivision	Kelvin Grove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0P6

Amenities

Parking Spaces	6
Parking	Additional Parking, Concrete Driveway, Triple Garage Attached

Interior

Interior Features	Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Storage
Appliances	Dishwasher, Double Oven, Electric Cooktop, Garage Control(s), Garburator, Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Family Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 10th, 2023
Days on Market	9
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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