

\$1,325,000 - 1316 70 Avenue Sw, Calgary

MLS® #A2098587

\$1,325,000

6 Bedroom, 4.00 Bathroom, 3,899 sqft
Residential on 0.25 Acres

Kelvin Grove, Calgary, Alberta

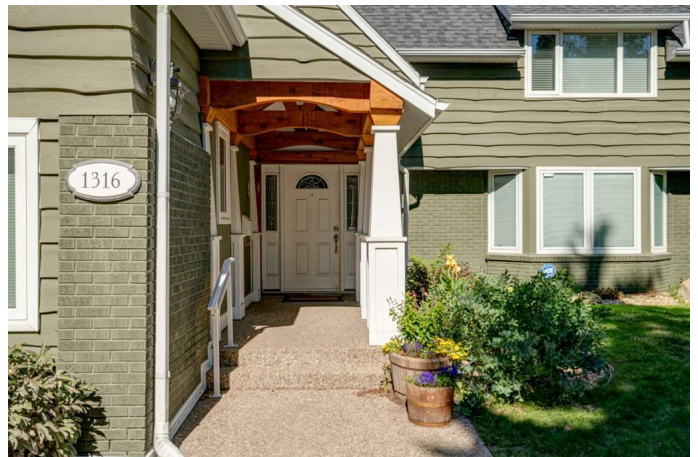
Welcome to your dream home in the heart of vibrant Kelvin Grove. This classic 1964 two-story gem, solidly built and brimming with potential, is a testament to timeless architecture and prime location.

Step into the generously spaced main floor, featuring a massive living room adorned with a cozy gas fireplace, ideal for creating warm memories with family and friends. A large dining room sets the stage for delightful gatherings, complemented by a renovated kitchen boasting two central prep islands, a built-in oven, and a gas range. The adjacent family room creates a seamless flow, ensuring the heart of your home remains connected.

The main floor also accommodates a generous main floor den and 3 piece bath to offer long term guests a private retreat. Just around the corner is space perfect for a home office or if needed a 6th bedroom. Convenience is key with main floor laundry and built in vacuflo making daily chores a breeze.

Venture upstairs to discover five additional bedrooms, offering ample space for a growing family or accommodating guests. While the expansive primary bedroom awaits your personal touch for a palatial retreat, the potential is boundless.

The partially developed basement adds



another dimension to this residence, featuring a cozy rec room with a gas fireplace. The remaining undeveloped space beckons those with a vision or a need for extensive storage.

This home boasts modern comforts with updated windows, furnaces, air conditioning, and a tankless hot water on-demand system. Outside, a massive 90' x 120' lot frames the property, with a fully fenced and landscaped backyard providing privacy and serenity. The double detached garage ensures your vehicles have a home of their own.

Situated in close proximity to the Rockyview Hospital, the bustling Chinook Mall, shops and services at Glenmore Landing and major thoroughfares, this residence offers unparalleled convenience. Whether it's quick access to healthcare, indulging in retail therapy, or smooth commutes, this home is at the nexus of it all.

Seize the opportunity to make this classic gem your own, as it combines the charm of yesteryears with the potential to create a modern haven. Your journey toward the perfect home starts here in Kelvin Grove.

Built in 1964

Essential Information

MLS® #	A2098587
Price	\$1,325,000
Sold Price	\$1,200,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,899
Acres	0.25

Year Built	1964
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1316 70 Avenue Sw
Subdivision	Kelvin Grove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0R3

Amenities

Parking Spaces	6
Parking	Alley Access, Double Garage Detached, Driveway, Front Drive, Off Street

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, French Door, Granite Counters, Kitchen Island, Storage, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Tankless Water Heater, Trash Compactor, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Raised Hearth, Stone
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Garden, Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	December 21st, 2023
Date Sold	March 2nd, 2024
Days on Market	71
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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