

\$840,000 - 624 Burns Avenue Se, Calgary

MLS® #A2112339

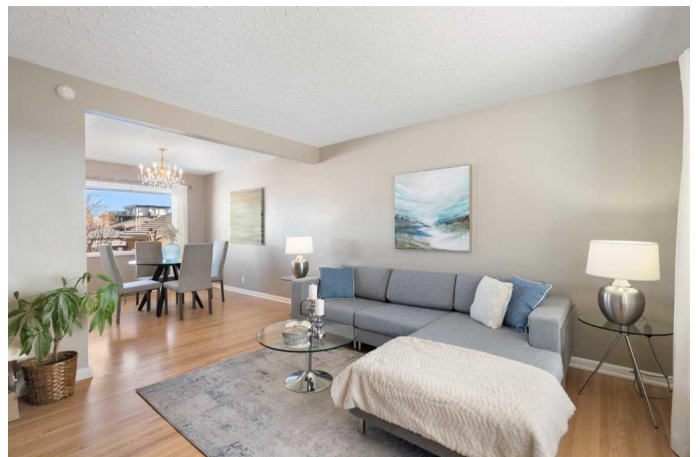
\$840,000

5 Bedroom, 2.00 Bathroom, 1,126 sqft

Residential on 0.14 Acres

Ramsay, Calgary, Alberta

OPEN HOUSE SATURDAY MARCH 16 1-4 PM * Imagine starting this summer in your new home by enjoying the fireworks on the nearby ridge....the iconic and picturesque view of the Calgary skyline is just a short walk away at Scotsman's Hill, while your home is nestled on a fantastic street overlooking a wonderful greenspace containing the Ramsay Tennis courts, Rink, Community Garden and Playground. This home exudes warmth and immediately welcomes you inside. A mixture of notable character(including a working milk chute) is married with appropriate upgrades that modernize your living, both in design and function. The bright main floor offers a large living room with huge south facing picture window, flowing into a comfortable dining area adjacent the stylish, updated kitchen with stainless steel appliances including gas range. 3 bedrooms and a large, full bathroom round out the main floor. As you head to the lower level, you'll notice a landing with a separate rear entrance that takes you down to a wonderfully bright lower level with an additional 2 bedrooms, large rec room and large windows that accent the high ceilings on this level. An oversized single garage takes up only a small portion of the expansive, beautifully landscaped 50x120 lot - lots of room to enjoy summer days relaxing or gardening. This location allows you to walk almost everywhere! Ramsay Elementary, the Saddledome and Stampede grounds, Downtown, 17th Avenue and of course, the



incredibly vibrant and eclectic Ramsay and Inglewood communities with local breweries, coffee shops, restaurants, the music mile and boutiques with new, used and vintage goods. Notable upgrades include tankless hot water, updated furnace, vinyl windows upstairs, triple pane windows down, central air, newer shingles, fully renovated kitchen and lower bath. The current laundry room down was historically a 2nd kitchen that could be converted back. Enjoy this home as it is, or improve as you see fit....add a suite, redevelop...it's truly up to you!

Built in 1956

Essential Information

MLS® #	A2112339
Price	\$840,000
Sold Price	\$900,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,126
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	624 Burns Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4K9

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 18th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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