

\$895,000 - 1044 78 Avenue Sw, Calgary

MLS® #A2115656

\$895,000

4 Bedroom, 3.00 Bathroom, 2,060 sqft

Residential on 0.16 Acres

Chinook Park, Calgary, Alberta

Welcome to your dream home nestled in the heart of Calgary's coveted Chinook Park. This charming 4-bedroom, 4-level split home with over 2600+ sqft of living space offers the perfect blend of comfort, style, and functionality. Nestled in a tranquil neighbourhood, this property is ideal for families looking for ample space to thrive. Upon entering, you're greeted by a slate floor entrance, transitioning seamlessly into beautiful hardwood floors that span the entrance level and main floor. The entrance level family room provides an inviting space for relaxation and entertainment, while an adjacent office desk area offers a convenient spot for productivity and study. This level also offers a good size bedroom, 2 piece bath and a mudroom with plenty of storage, a heated tile floor ensures comfort even on chilly days, while double patio doors beckon you to step outside and enjoy the expansive patio and private backyard. Perfect for hosting gatherings or simply unwinding, this outdoor space is complemented by a double car garage, offering ample parking and storage. Ascending to the main floor, you'll be drawn to the vaulted ceilings that create an atmosphere of spaciousness and airiness. The traditional layout seamlessly integrates a large living room, where a stoned wood fireplace stands as the focal point, exuding warmth and character. Imagine cozying up here on cool evenings, creating cherished memories with loved ones. The adjacent dining room sets the



stage for elegant meals and memorable gatherings, while the kitchen is equipped with skylights and a bay window that bathes the space in natural light, enhancing the warmth of the breakfast sitting area. On the upper level, you'll find two good-sized bedrooms, each adorned with hardwood floors, providing comfort and style. A well-appointed 4-piece bathroom serves these bedrooms, offering convenience and functionality for occupants and guests alike. The large master bedroom boasts its own ensuite for added privacy and luxury. The lower level of this home offers even more living space, with an additional family/rec room for leisure and entertainment. Whether you envision cozy movie nights or lively game gatherings, this versatile space can accommodate all your needs. Adjacent to the recreation room, an exercise or game area awaits, offering opportunities for staying active and having fun right at home. Convenience is key with a dedicated laundry room on the lower level, ensuring that household chores are tackled with ease. And for those with plenty of belongings to store, a large crawl space provides ample storage options, keeping your living areas clutter-free and organized. Conveniently located in a family-friendly neighbourhood, quiet street and walking distance to Rocky View Hospital, Chinook Park Elementary and Henry Wisewood High School. With easy access to major highways, commuting to the Rocky Mountains or downtown Calgary or beyond is a breeze.

Built in 1962

Essential Information

MLS® #	A2115656
Price	\$895,000
Sold Price	\$981,000

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,060
Acres	0.16
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	1044 78 Avenue Sw
Subdivision	Chinook Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0T8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Skylight(s), Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Garburator, Gas Range, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Aluminum Siding, Shingle Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2024
Date Sold	March 26th, 2024
Days on Market	6
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Calgary West Realty
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