

\$849,900 - 707 Alberta Avenue Se, Calgary

MLS® #A2121910

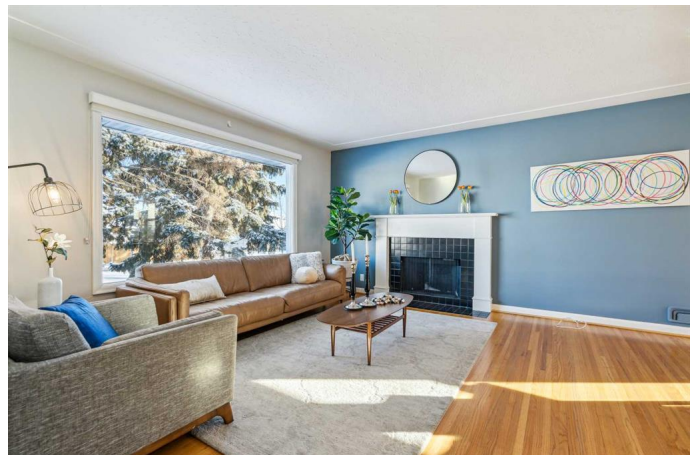
\$849,900

4 Bedroom, 2.00 Bathroom, 1,286 sqft

Residential on 0.14 Acres

Ramsay, Calgary, Alberta

This mid-century modern bungalow is chalked full of updates while still maintaining its original charm. Ideally situated on a huge 50' x 120' lot with a sunshine-filled SW backyard. An arched entryway into the living room, hardwood floors and a quaint fireplace add a ton of character to the space while an oversized window streams in natural light. Central air conditioning ensures your comfort in any season. Designer lighting in the dining room creates a casually elegant entertaining space. Updated kitchen tile adds a pop of colour to this well laid out space with stainless steel appliances, a breakfast bar on the peninsula island and patio sliders to the rear deck promoting an easy indoor/outdoor lifestyle. 3 good-sized bedrooms and an updated bathroom complete the main level. A separate exterior entrance provides additional privacy into the finished basement, perfect for extended family members or older children still living at home. Shiplap and wood-beamed ceilings add to the charm of this inviting level. The huge rec room is a versatile space, easily divided by furniture to create separate zones for media, games, a home gym, a play space, a work area and more. A huge 4th bedroom with a walk-in closet and another updated bathroom with heated flooring are also on this level, adding to your comfort and convenience. The massive yard has a ton of room for kids and pets to play while the adults barbeque on the expansive deck soaking up the sunny SW exposure. An included hot tub entices



relaxation under the night stars privately nestled amongst soaring tress and the double detached garage. Phenomenally located within this historic inner-city community, walking distance to schools, parks, restaurants, coffee shops, breweries, tennis courts, the stampede grounds, the Saddledome, downtown and more. Every amenity throughout Ramsay, Inglewood and the East Village is close at hand including farmerâ€™s markets, boutique shops, the bird sanctuary, Sam Livingston Fish Hatchery, the Bow and Elbow River pathways, Harvie Passage, the zoo and so much more! Truly one of the best urban communities in Calgary!

Built in 1955

Essential Information

MLS® #	A2121910
Price	\$849,900
Sold Price	\$849,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,286
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	707 Alberta Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4K5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Low Flow Plumbing Fixtures, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

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

Additional Information

Date Listed	April 10th, 2024
Date Sold	April 12th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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