

# \$850,000 - 1027 78 Avenue Sw, Calgary

MLS® #A2123197

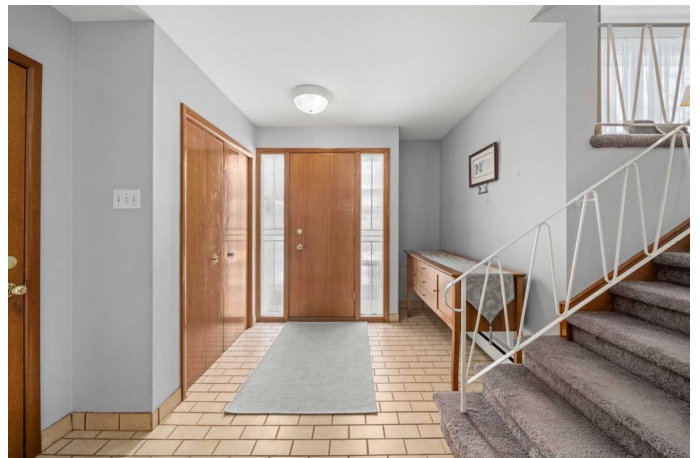
## \$850,000

3 Bedroom, 2.00 Bathroom, 1,508 sqft

Residential on 0.14 Acres

Chinook Park, Calgary, Alberta

Don't miss this rare opportunity to own a classic family home nestled in the charming community of Chinook Park! Situated on an expansive 60' treed lot with 2,000+ sq ft of living space, this property is waiting for a new family to create the home of their dreams! Entering the home through the large foyer, you'll discover a meticulously maintained interior boasting a brand-new boiler system, new electrical panel and new wiring from source to panel providing peace of mind and energy efficiency. The spacious main floor living area, with hardwood flooring under the carpet, includes a large kitchen, formal dining room and living room perfect for entertaining family and friends. The large windows throughout the home provide tons of natural light and views of the south facing, park-like back yard and the amazingly quiet street in the front. The upper level has three generously sized bedrooms with beautiful, original hardwood flooring, ample closet and storage space, and a full bath. The lower level family room, with newer, large vinyl windows, provides a great space for family fun while the adjacent mechanical/laundry room has room to spare for creating additional living space. Many recent upgrades include new shingles (2015), HWT (2017), Boiler System (2018), Electrical (2022), and Dishwasher (2023). Conveniently located within walking distance to schools, playgrounds, Rocky View Hospital and Glenmore Reservoir, this home offers the perfect blend of convenience and community



for growing families. Don't miss out this chance to make Chinook Park your forever home. â€”schedule your viewing today!

Built in 1959

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2123197      |
| Price          | \$850,000     |
| Sold Price     | \$875,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,508         |
| Acres          | 0.14          |
| Year Built     | 1959          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1027 78 Avenue Sw |
| Subdivision | Chinook Park      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2V0T9            |

**Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Driveway, Heated Garage, Single Garage Attached |

**Interior**

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, No Smoking Home                                                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Boiler                                                                                       |
| Cooling           | None                                                                                         |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | BBQ gas line                |
| Lot Description   | Back Lane, Back Yard, Treed |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Siding                 |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2024 |
| Date Sold      | April 22nd, 2024 |
| Days on Market | 4                |
| Zoning         | R-C1             |
| HOA Fees       | 0.00             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.