

# \$749,999 - 1035 78 Avenue Sw, Calgary

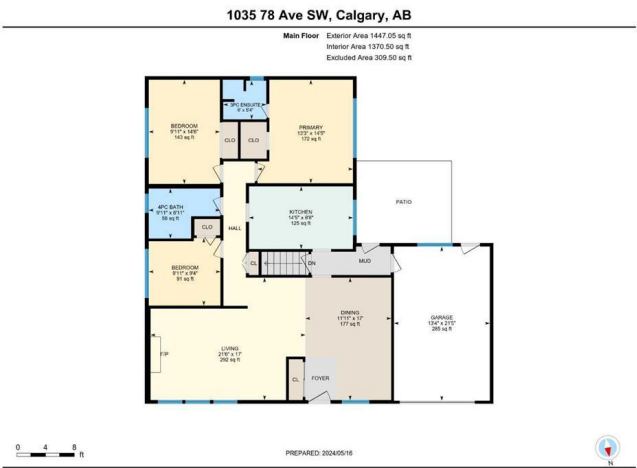
MLS® #A2132545

**\$749,999**

3 Bedroom, 3.00 Bathroom, 1,447 sqft  
Residential on 0.14 Acres

Chinook Park, Calgary, Alberta

Nestled on a tranquil, tree-lined street in the heart of Chinook Park this bungalow home offers a unique opportunity for renovation enthusiasts looking to put their personal touch on a property in a well appointed and highly sought after community. Step into the main living area featuring vaulted, beamed ceilings, a feature fireplace and large windows. The upper level boasts three spacious bedrooms, including a large primary suite with a full ensuite bathroom. The two additional upper bedrooms are generously sized, ideal for family living. The expansive basement features a second fireplace and ample living space, offering the potential to develop an (illegal) basement suite. Situated on a sizeable lot with alley access, this property provides plenty of space for outdoor activities and future landscaping projects. Additionally, the home includes a single attached garage for your convenience. Located close to Chinook Park School and Henry Wise Wood School, this property is perfect for families. Enjoy proximity to Heritage Park and the Glenmore Reservoir, ideal for outdoor enthusiasts. Roof is newer for peace of mind. Quick access to downtown and major thoroughfares like Elbow Drive, Glenmore, and 14th Street ensures a stress-free commute. This rare find in a competitive market is perfect for those looking to create their dream home in a central, quiet, and established neighborhood. Don't miss out on this unique opportunity to invest in one of Chinook Park's most charming properties.



Location is ideal as opportunity knocks!

Built in 1959

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2132545    |
| Price          | \$749,999   |
| Sold Price     | \$765,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,447       |
| Acres          | 0.14        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1035 78 Avenue Sw |
| Subdivision | Chinook Park      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2V 0T9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Built-in Features, Closet Organizers, Storage, Vaulted Ceiling(s) |
| Appliances        | Range Hood                                                                         |
| Heating           | Forced Air                                                                         |
| 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, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Wood Frame                                            |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2024 |
| Date Sold      | May 22nd, 2024 |
| Days on Market | 6              |
| Zoning         | R-C1           |
| HOA Fees       | 0.00           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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