

\$875,000 - 1015 80 Avenue Sw, Calgary

MLS® #A2144843

\$875,000

3 Bedroom, 2.00 Bathroom, 1,482 sqft

Residential on 0.16 Acres

Chinook Park, Calgary, Alberta

1510 80 Avenue SW - An exceptional opportunity awaits with this brick constructed mid-century modern-inspired bungalow nestled on a serene, picturesque tree-lined street in the heart of Chinook Park—a delightful, upscale, family-friendly neighborhood. Chinook Park boasts convenient access to Calgary's key thoroughfares, including Glenmore Trail, Elbow Drive, and 14th Street, with Heritage Station on the C-Train line just a short distance away. The community features ample parks and green spaces and is mere moments from Heritage Park Historical Village, Weaslehead Flats, and the Glenmore Reservoir. It also offers local schools, abundant amenities, and swift, easy access to downtown. This meticulously maintained bungalow sits on a spacious, treed lot measuring over 6800 sq ft (19.81x32.00m²) and includes a single detached garage leaving room for 4 additional parking spots. Upon arrival, you'll be welcomed by an interlocking brick walkway, mature trees & a meticulously maintained landscaped yard and a charming private front porch. Inside, the superior craftsmanship and careful upkeep are immediately apparent and every room is bigger than the next. The main floor features a generous entrance with hardwood flooring throughout most the main floor and 2 large skylight to help brighten the living space. 3 spacious bedrooms, 2 updated bathrooms, a well-appointed kitchen has granite countertops, a sink over looking the backyard and stainless steel appliances. The



dining room is huge and will fit any sized table for all your family gathering. The living room is bathed in natural light from large windows & is completed with a gas fireplace to cozy up too. The unspoiled basement offers your imagination to run wild with future development options which already has a roughed in bathroom and 4 windows. With the stairs heading straight down from the back door, the basement would be an ideal legal suite provided you get approval from the City of Calgary. The impressive backyard serves as a private retreat with a maintenance free deck containing lights and many varieties of mature trees and a garden for the green thumb in the family. Additionally this home has numerous noticeable upgrades such as most windows, shingles, microwave and stove 2 yrs old, water heater 2yrs old, bathrooms, and much more. This home is move-in ready or awaits a creative vision for the perfect renovation or new build. Schedule a showing today, as this property won't last long. Oh & you'll love that mail still gets delivered to your front door. :-)

Built in 1958

Essential Information

MLS® #	A2144843
Price	\$875,000
Sold Price	\$848,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,482
Acres	0.16
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1015 80 Avenue Sw
Subdivision	Chinook Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0V6

Amenities

Parking Spaces	5
Parking	Off Street, Parking Pad, Single Garage Detached

Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, No Smoking Home, Skylight(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 27th, 2024
Date Sold	July 16th, 2024
Days on Market	19
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Benchmark

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