

\$2,960,000 - 1001 70 Avenue Sw, Calgary

MLS® #A2149241

\$2,960,000

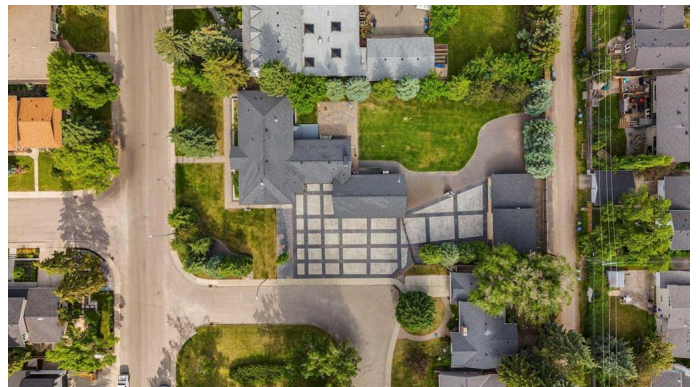
5 Bedroom, 4.00 Bathroom, 3,280 sqft
Residential on 0.75 Acres

Kelvin Grove, Calgary, Alberta

A very rare opportunity to own 32,755 sq ft of property in the heart of desirable Kelvin Grove. The historic Herron Family Estate includes a 5 bedroom, 3.5 bathroom fully renovated Bungalow offering a luxurious 4882 sq ft of living space, an oversized 4 car attached garage and a heated workshop in the gated back yard. An ideal location nestled beside a park and close to Rockyview Hospital and the beauty of Glenmore Reservoir.

Step inside the main wing of the home to an inviting and luxurious modern design. The entry foyer with heated floor leads to a spacious and bright living room that opens on to the sunny backyard oasis. A chic fireplace with Rundlestone surround and gorgeous Brazilian cherry wood flooring sets the scene for elegant entertaining or memorable family gatherings. Your gourmet kitchen is a chef's dream, with 48" Wolf gas range with dual ovens, Sub-Zero refrigerator, Bosch warming drawer and two Bosch dish washers. You will love the oversize quartz island, beverage station and large pantry. Bamboo cabinetry with solid wood interiors is featured in the kitchen and throughout the home.

At the end of the day your relaxing primary bedroom suite has views of the lush mature trees in the back yard. Unwind in the luxurious ensuite with its deep soaker tub, granite counters with dual sinks and an oversize shower.



The south wing of the bungalow offers two spacious bedrooms, full bathroom, laundry room with wash sink and a sunny fitness room or second office overlooking the yard. The large mudroom leads to the heated 4 car garage with epoxy flooring, work sink, storage rails and racking.

Heated floors throughout the lower level keep everything comfortable as you enjoy family movie time in the recreation room or gather with friends for wine night at the bar beside your walk-in wine cellar. There are two more large bedrooms a full bathroom and a walk-up entrance that leads to the spectacular back yard.

Extend your living space to the large south facing deck and patio just off the living room. Kids will love playing in the expansive yard or shooting hoops at the basket ball court. The remotely operated gated entry leads to a fully insulated and heated workshop with car lift and extra tall garage door. This building is perfect for the car enthusiast, wood worker or other hobbyist. The specialty stamped concrete driveway offers plenty of room for guests to park.

Located near Chinook Centre and Britannia shopping district, medical and fitness facilities, great schools from K-University within a few minutes, easy access to major roadways and a quick drive downtown or out to the mountains. Abundant recreational opportunities nearby include the bike pathway system around the reservoir, Glenmore Sailing Club, Calgary Canoe Club & Southland Leisure Centre.

This perfect forever home on almost an acre of land is your private oasis in the heart of the city. Don't miss this rare opportunity.

Built in 1956

Essential Information

MLS® #	A2149241
Price	\$2,960,000
Sold Price	\$3,000,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,280
Acres	0.75
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1001 70 Avenue Sw
Subdivision	Kelvin Grove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0P8

Amenities

Parking Spaces	14
Parking	220 Volt Wiring, Concrete Driveway, Electric Gate, Garage Door Opener, Garage Faces Side, Golf Cart Garage, Heated Garage, Insulated, Multiple Driveways, Oversized, Parking Pad, Quad or More Attached, RV Access/Parking, RV Gated, Secured, Side By Side, Workshop in Garage

Interior

Interior Features	Bidet, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows,
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	Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Water Purifier, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Dining Room, Double Sided, Gas, Insert, Kitchen, Living Room, Mantle, See Through, Stone
Has Basement	Yes
Basement	Crawl Space, Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Fire Pit, Kennel, Permeable Paving, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Dog Run Fenced In, Front Yard, Lawn, Landscaped, Level, Many Trees, Street Lighting, Underground Sprinklers, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	July 31st, 2024
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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