

\$469,900 - 6719 41 Avenue Ne, Calgary

MLS® #A2149378

\$469,900

4 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

Welcome to this tastefully renovated bi-level duplex with no condo fees and a fully finished basement with two bedrooms, ready to be rented, in the great part of Temple with over 1,500 sqft of living space! Step into a welcoming entrance area with a spacious closet, leading to a big and bright living area and dining space. The open concept layout features a beautiful new kitchen with stainless steel appliances and custom light fixtures. The main floor boasts two huge bedrooms and a brand-new three-piece tiled bath, all with quartz countertops. The basement offers excellent rental potential with two well-sized bedrooms, a separate brand-new kitchen, a separate entrance, and a new three-piece tiled bathroom. This home has been updated with brand-new vinyl windows, a new roof, a newer water tank, and a flawlessly maintained furnace, ensuring lasting comfort and efficiency. Sitting on one of the biggest lots in the area, this property offers great potential for a fantastic backyard. Additionally, it features a parking pad with the potential for an oversized double detached garage, providing ample parking and storage space. Conveniently located near schools, playgrounds, shopping centers, and transit options, this property is perfect for both investors and first-time homebuyers. This property is ready for quick possession and offers an excellent investment opportunity. Schedule a viewing today!

Built in 1981



Essential Information

MLS® #	A2149378
Price	\$469,900
Sold Price	\$516,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	6719 41 Avenue Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5M5

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Driveway, Off Street, Oversized, Parking Pad, Paved, Rear Drive

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony, Barbecue, Other, Playground, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Level, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 13th, 2024
Date Sold	July 23rd, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Town Residential
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