

\$1,699,990 - 1008 70 Avenue Sw, Calgary

MLS® #A2158739

\$1,699,990

5 Bedroom, 4.00 Bathroom, 2,919 sqft
Residential on 0.17 Acres

Kelvin Grove, Calgary, Alberta

This is the one you've been waiting for—a stunning modern farmhouse with over 4,700 square feet of living space in the prestigious community of Kelvin Grove. Overlooking a large greenspace and within walking distance of local schools, shopping, and the nearby reservoir, this luxurious residence offers both elegance and convenience.

As you enter, you're welcomed by soaring vaulted ceilings, a striking feature wall, and a massive living room complete with a built-in media wall and fireplace. From there, you can head up to the expansive bonus room or explore the completely custom kitchen. This kitchen is a dream for both chefs and entertainers, featuring two large islands, white oak cabinetry with dovetail drawers, a premium quartz backsplash, a custom quartz-wrapped hood fan, and built-in panel-matched appliances.

The main level also includes a ample sized office and a spacious main bath with a custom white oak dual vanity and heated floors. The primary suite offers a generous layout with a large walk-in closet and a luxurious ensuite featuring a freestanding soaker tub, heated floors with imported tile, his-and-hers vanities, and a dual shower with body jets. Two additional bedrooms complete the main floor. The basement provides versatile spaces, including a non-conforming MIL studio with its own walk-up entrance and bathroom while two bedrooms and a flex room are conveniently



located for flexible use. The rest of the basement is rounded out by a wet bar, an additional bathroom boasting heated floors and a custom walk-in shower, and a large rumpus room complete with a built in home theater.

The property also features multiple outdoor spaces including a welcoming front porch with a fireplace, a spacious rear deck with a built-in hot tub and pergola fencing, and a side courtyard ready for your creative touches. This home has undergone a master class renovation, sparing no expense on both the interior and exterior. With all-new exterior finishes, upgraded spray foam and insulation, upgraded windows, new electrical and plumbing, smart switches, engineered hardwood floors, and all-new doors, trim, and paint, this is your opportunity to own one of the most exclusive properties in Kelvin Grove.

Built in 1973

Essential Information

MLS® #	A2158739
Price	\$1,699,990
Sold Price	\$1,699,990
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,919
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	1008 70 Avenue Sw
Subdivision	Kelvin Grove

City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2v4a8

Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Additional Parking, Concrete Driveway, Double Garage Attached

Interior

Interior Features	Bar, Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Gas Range, Microwave, Range Hood, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Yard, City Lot, Fruit Trees/Shrub(s), Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level
Roof	Asphalt Shingle
Construction	Cedar, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2024
Date Sold	September 14th, 2024
Days on Market	25
Zoning	R-C1
HOA Fees	0.00

Listing Details

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