

\$486,000 - 6725 41 Avenue Ne, Calgary

MLS® #A2168177

\$486,000

5 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.06 Acres

Temple, Calgary, Alberta

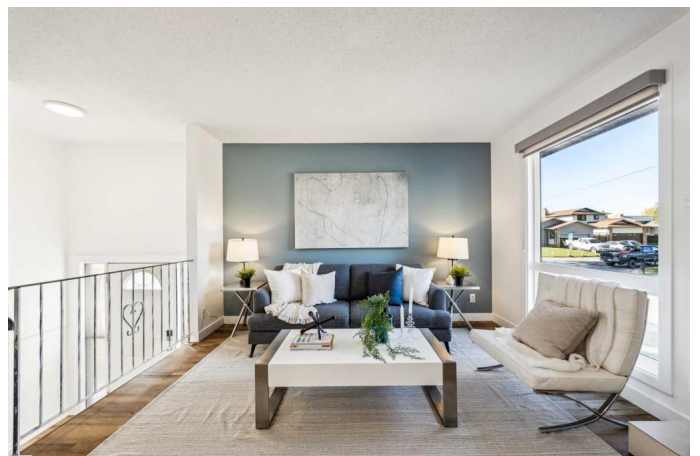
PROFESSIONALLY RENOVATED TOP TO BOTTOM!! | FIVE BEDROOMS | ILLEGAL RENOVATED SECONDARY SUITE |

Investor and Savvy First Time Home Buyer Alert! Live in one level and rent out the other, use the whole house for your family, or walk into a profitable turn-key investment property with an illegal basement suite.

Come and see this FIVE bedroom, TWO bath completely renovated home with lots to offer. This home has just undergone a very large renovation which includes all new windows, a completely brand-new kitchen with new appliances, new vinyl plank flooring throughout, new window coverings, light fixtures, baseboards, doors, closets, paint&€ you get the picture!

The three-bedroom main floor has a lovely open living and dining room with a wood burning fireplace as the focal point flanked to each side by large new windows. The new kitchen with ample storage will be a dream for the lucky new owner. Bi-level homes have superior basements as the windows are larger allowing in ample natural light. The spacious living area can be used as an illegal suite, or for a larger family living in the whole home, a convenient wet bar with a second fridge. Two bedrooms in the lower level along with a bathroom, separate storage room and laundry/utility room round out this remarkable home.

Notable updated big-ticket items include: all windows 2024, high efficiency furnace 2016,



hot water tank 2018, all new vinyl siding and roof 2013.

With schools, community center, tennis courts, outdoor rink, baseball diamonds, playgrounds all within walking distance, and great access to the Calgary Ring Road and all the important amenities close by, this is definitely a home to come and see!

BE SURE TO TAKE THE 3-D VIRTUAL TOUR—CLICK THE LINK. Back on market due to financing.

Built in 1981

Essential Information

MLS® #	A2168177
Price	\$486,000
Sold Price	\$490,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Sold

Community Information

Address	6725 41 Avenue Ne
Subdivision	Temple
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1Y 5M5

Amenities

Parking Spaces	1
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Parking	Off Street, Parking Pad
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Interior

Interior Features	Storage, Vinyl Windows, Bidet, Crown Molding, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	October 29th, 2024
Days on Market	25
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Baxter & Associates Real Estate Services
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