

# \$574,999 - 739 130 Avenue Sw, Calgary

MLS® #A2173705

**\$574,999**

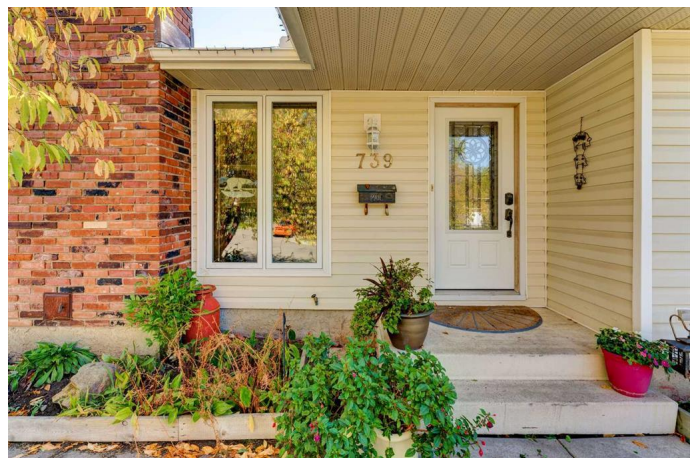
4 Bedroom, 3.00 Bathroom, 1,181 sqft

Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

Welcome to 739 130th Avenue SW! This fully developed 4 bed, 3 bath bungalow offers over 2000 square feet of developed space and sits on a 55' X110' South backing lot that sides a walking path in the ever-popular community of Canyon Meadows! The main floor features a spacious open living room with a wood-burning fireplace, dining area, and a bright kitchen with large south-facing windows, an abundance of cabinets, and hardwood floors. Head down the hall to 3 good-sized bedrooms that include a primary bedroom with direct access to your back deck through the updated patio doors, and is finished with a 2 piece ensuite. Finishing out the main level is an additional 4-piece main bath. The fully developed lower level is separated from the main floor with direct access through a back entrance! Currently finished with an open rec space including an additional fireplace, a 4th bedroom with updated proper egress window, 2-piece bath, laundry room, and separate storage room. This home has an excellent floor plan with great bones, and is ideally located just steps to transit and the LRT line, numerous parks and schools, and is just a short walk to the coveted Fish Creek Park, making it perfect for a growing family! Notable updates over the years include all windows throughout and mechanical. Book your showing today to see the possibilities this home offers!

Built in 1975



## Essential Information

MLS® #	A2173705
Price	\$574,999
Sold Price	\$545,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,181
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

## Community Information

Address	739 130 Avenue Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2M9

## Amenities

Parking	Off Street
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## Interior

Interior Features	No Smoking Home, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings, Dryer, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Garden
Lot Description	Garden, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 17th, 2024
Date Sold	October 29th, 2024
Days on Market	12
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX First
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