

\$1,650,000 - 1412 70 Avenue Sw, Calgary

MLS® #A2179130

\$1,650,000

5 Bedroom, 4.00 Bathroom, 2,438 sqft
Residential on 0.19 Acres

Kelvin Grove, Calgary, Alberta

OPEN HOUSE Sunday November 17 (12:00-2:00pm). Impeccably maintained, custom-built luxury home nestled in the prestigious community of Kelvin Grove. This remarkable 5-bedroom, 3.5-bathroom residence spans over 3,200 square feet of beautifully designed living space, showcasing superior finishes and thoughtful details throughout. At the heart of the home is a chef's kitchen, a true showpiece with high-end stainless steel appliances, custom cabinetry, quartz countertops, and a spacious center island—perfect for entertaining. The kitchen flows seamlessly into the Great Room, where vaulted ceilings, sleek wood-paneled walls, and a cozy wood-burning fireplace create a warm, inviting ambiance. Large sliding doors extend to a meticulously landscaped, expansive yard, providing an ideal space for outdoor living and relaxation. A second family room, also suitable as a large den, features oversized windows and an additional fireplace, offering a versatile space for work or leisure. Light-clove, dust-finished hardwood floors throughout add a timeless, elegant touch to the home. Upstairs, the master suite is a true retreat, complete with a luxurious 5-piece ensuite. Throughout, custom built-ins provide ample storage and add sophisticated style at every turn. The exterior of the home mirrors its interior elegance, with manicured landscaping and a garage outfitted with upgraded cabinetry and a durable Polyaspartic Coating on the floor. Located in a



close-knit, family-oriented neighborhood, this two-story split home combines modern sophistication with warm, inviting charm. This is a rare opportunity to own an exceptional residence in one of Calgary's most desirable communities.

Built in 1964

Essential Information

MLS® #	A2179130
Price	\$1,650,000
Sold Price	\$1,590,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,438
Acres	0.19
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	1412 70 Avenue Sw
Subdivision	Kelvin Grove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V0R3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Kitchen Island, No Smoking Home, Open
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	Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound, Central Vacuum, Natural Woodwork
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage, Dog Run, Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Many Trees, Private, Street Lighting, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2024
Date Sold	December 3rd, 2024
Days on Market	19
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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