



THE
A-TEAM

**RE/MAX
FIRST**

70 CHELSEA Street, Calgary T2K 1N9

MLS® #: **A2138953**

Area: **Rosemont**

Listing Date: **06/06/24**

List Price: **\$768,000**

Status: **Active**

County: **Calgary**

Change: **-\$17k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1958**

Finished Floor Area

Abv Sqft: **1,088**

Low Sqft:

Ttl Sqft: **1,088**

Lot Information

Lot Sz Ar: **5,500 sqft**

Lot Shape:

DOM

114

Layout

Beds: **5 (3 2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Lawn,Landscaped,See Remarks**

Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Gas Stove,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,See Remarks,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`7" x 12`3"	Kitchen	Main	12`7" x 12`2"
Dining Room	Main	12`3" x 12`3"	Family Room	Lower	15`1" x 12`8"
Laundry	Lower	11`1" x 8`2"	Furnace/Utility Room	Lower	7`1" x 6`1"
Kitchen	Lower	11`1" x 7`6"	Bedroom - Primary	Main	14`8" x 10`2"
Bedroom	Main	11`0" x 9`1"	Bedroom	Main	11`1" x 10`8"

Bedroom
4pc Bathroom

Lower
Main

12`8" x 10`9"

Bedroom
3pc Bathroom
Legal/Tax/Financial

Lower
Lower

12`8" x 9`3"

Title:
Fee Simple
Legal Desc:

4472HK

Zoning:
R-C1

Remarks

Pub Rmks: **HUGE PRICE CORRECTION!! PRIME INVESTMENT OPPORTUNITY - RENT UP & DOWN!** Nestled in the highly sought-after community of Rosemont, this gorgeous home presents a rare opportunity to own a meticulously renovated bungalow that exudes modern elegance and functionality. This 3 bedroom home with a 2 BEDROOM BASEMENT SUITE (Illegal) has undergone a complete transformation in 2021, stripped down to the studs and professionally rebuilt with new wiring and plumbing, resulting in a stunning open-concept layout with exquisite finishes throughout. Step inside to discover a bright and inviting gourmet kitchen, boasting classic soft-close white cabinetry, quartz countertops, a center island/breakfast bar, and new stainless-steel appliances, including a gas stove—a dream for any culinary enthusiast. The spacious living room sets the stage for relaxation and entertainment, enhanced by a stylish and modern electric fireplace, creating the perfect ambiance for cozy evenings. From smooth ceilings to upgraded lighting and high-grade, wide-plank laminate flooring, every detail of this home has been thoughtfully considered to provide both style and comfort. The main level features three generously sized bedrooms and a pristine 4-piece main bathroom, offering ample space for family living. Venture downstairs via the separate side entrance to discover a self-contained suite (illegal), complete with common area laundry, two bedrooms with new egress windows, a contemporary 3-piece bathroom, and a fully functioning second kitchen—an ideal setup for extended family or potential rental income. Additional updates include a new hot water tank, newer furnace, and roof, ensuring peace of mind for years to come. Outside, the rear 24x22 garage boasts new doors and roof, with the potential to create a rooftop patio with proper permits, offering an additional 525 square feet of outdoor living space—a rare find in this desirable location. Conveniently located just 10 minutes from downtown and within walking distance to Confederation Park, schools, and amenities, this home offers the perfect blend of urban convenience and suburban tranquility. Don't miss your chance to own this exceptional property—schedule your viewing today!

Inclusions: **Fridge x2, Gas Stove, Electric Stove, Dishwasher x2, Hood Fan, All Window Coverings, Washer, Dryer**

Property Listed By: **2% Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123