



THE
A-TEAM

**RE/MAX
FIRST**

1035 78 Avenue, Calgary T2V 0T9

MLS®#: **A2200877**

Area: **Chinook Park**

Listing Date: **03/12/25**

List Price: **\$1,359,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**

Finished Floor Area

Abv Sqft: **1,704**

Low Sqft:

Ttl Sqft: **1,704**

Lot Information

Lot Sz Ar: **6,135 sqft**

Lot Shape:

DOM

2

Layout

Beds: **4 (2 2)**

Baths: **3.5 (3 1)**

Style: **Bungalow**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Level,Private,Standard Shaped Lot**

Park Feat: **Double Garage Detached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Other,Private Yard**

Construction: **Cement Fiber Board,Other,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Stove,Microwave,Refrigerator,Washer**
Int Feat: **Bathroom Rough-in,Beamed Ceilings,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc: **699HO**

Zoning: **R-CG**

Remarks

Pub Rmks: **Welcome to this stunning, fully renovated mid-century modern bungalow located in the highly sought-after neighbourhood of Chinook Park. Thoughtfully**

redesigned, this home offers over 1,700 sq. ft. of modern living space. No detail was overlooked — all new plumbing, electrical, HVAC, windows, and siding ensures peace of mind and efficiency. Step inside to discover a spacious 4-bedroom, 4-bath layout that will surprise and impress, featuring amenities typically reserved for brand-new builds such as walk-in closets, a mudroom, ample storage, main floor laundry and a walk-in pantry. Vaulted ceilings, a new high-end appliance package, two wood-burning fireplaces, heated bathroom floors and a central location further elevate this remarkable home. Situated on a large lot with a sunny south-facing backyard, you'll enjoy new front and back decks, a new double garage and a mature garden. This home is located on a quiet street with amazing neighbours and is walking distance to some of Calgary's top schools. Nearby, you'll find the Community Centre offering a gymnasium, childcare and social activities for all ages. The brand-new tennis and pickleball courts and two of the best outdoor ice rinks in the city are just steps away. With all the upgrades, a prime location just minutes from downtown and plenty of space for a growing family or work-from-home lifestyle, this home will make the entire family happy for generations! Don't miss this rare opportunity!

Inclusions:
Property Listed By:

N/A
RE/MAX Realty Professionals

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









