

# \$799,900 - 911 80 Avenue Sw, Calgary

MLS® #A2254311

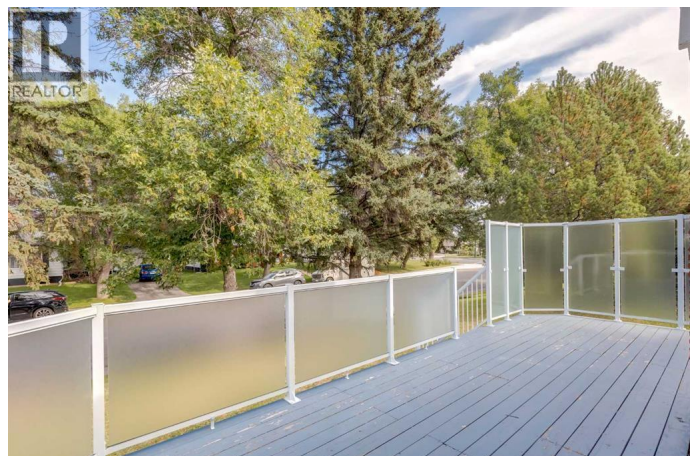
**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,687 sqft

Single Family on 0.14 Acres

Chinook Park, Calgary, Alberta

This character filled 4-level split in highly sought-after Chinook Park offers almost 2,300 sq. ft. of well-appointed living space blending timeless mid-century appeal with modern updates. This home's incredible curb appeal will draw you in beginning with Hardie board siding which is visually appealing like traditional wood siding without the upkeep. The expansive front deck is equipped with privacy screens that make it the ideal spot to sip morning coffee, eat alfresco or unwind after work. The inviting main floor boasts a vaulted ceiling with exposed wood beams and skylight and hardwood floors that flow seamlessly throughout the living room and dining area. Large windows flood the space with natural light, creating a welcoming atmosphere. The chef inspired kitchen features tons of cupboard/cabinet space, granite countertops, s/s appliances (including a gas stove), and a functional layout designed for everyday living and entertaining. Upstairs, you'll find a primary retreat complete with storage/closet built-ins and a private 4-piece ensuite with deep soaker tub. A four-piece bath and second great sized bedroom finish this level. \*The lower level is mostly above grade and features large windows so it's bathed in natural light and IS INCLUDED IN ABOVE GRADE SQ FT \* You will find two ample sized bedrooms, a three piece bath, and rear door with direct access to the landscaped backyard. You'll discover a spacious and versatile family room on the lowest level - perfect for



relaxing nights in and lively get-togethers with built-in cabinetry offering abundant storage and display space it would make an excellent media room, playroom, home gym or game nights. Completing this floor are a laundry room and hobby/workshop room, giving you even more functional space for day-to-day living, DIY projects, or creative pursuits. Out back, the sunny south-facing yard is ready for outdoor enjoyment with wooden garden boxes for green thumbs and an interlocking brick patio perfect for BBQs and summer gatherings. Practicality meets convenience with a single-car garage connected by a breezeway to the front door. This home is perfectly located for both commuters and weekend adventurers, offering quick access to downtown and major roadways including Glenmore Trail, Elbow Drive, and 14th Street. There's no shortage of activities year-round - spend summer days on the water at nearby Glenmore Reservoir, or walk, bike, and hike the trails of Weaselhead Flats. Take a trip back in time at Heritage Park, or enjoy the boutique shops, cozy caf  s, and inviting patios at Glenmore Landing. Schools, parks and Rocky view Hospital are also close by. Homes like this rarely come to market, this particular gem still has unlocked potential so you can create a space that reflects your style and vision. This is your chance to secure a property that combines timeless style, an excellent location, and a strong sense of community in one of Calgary's most beloved neighbourhoods and make it truly your own. (id:6289)

Built in 1959

**Essential Information**

Listing #	A2254311
Price	\$799,900
Bedrooms	4

Bathrooms	3.00
Square Footage	1,687
Acres	0.14
Year Built	1959
Type	Single Family
Sub-Type	Freehold
Style	4 Level

### Community Information

Address	911 80 Avenue Sw
Subdivision	Chinook Park
City	Calgary
Province	Alberta
Postal Code	T2V0V4

### Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, No neighbours behind, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Detached Garage, Parking Pad
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Separate entrance, Walk out

### Exterior

Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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