

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

MLS® #A2265208

\$799,900

4 Bedroom, 3.00 Bathroom, 1,686 sqft

Single Family on 0.01 Acres

Chinook Park, Calgary, Alberta

This character filled 4-level split in desirable Chinook Park offers 4 bdrms, 3 full baths and almost 2,300 sq. ft. of well-appointed living space and blends timeless mid-century appeal with modern updates. This charming home sits on a great sized lot, it exudes curb appeal as it's clad in Hardie board siding and framed by mature trees. 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. Hardwood flooring flows 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), cork floor and a functional layout which is great for day-to-day living as well as entertaining. Upstairs, you'll find a primary retreat complete with built-ins and a private 4pc ensuite with deep soaker tub. A 4pc bath and second great sized bdrm 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 * - here you will find two ample sized bdrms, a 3pc bath, and rear door with direct access to the landscaped backyard. A spacious and versatile family room rounds out the lowest level - it's perfect for relaxing nights as well as lively get-togethers with built-in



cabinetry offering storage and display space - it would make an excellent media/movie room, playroom or home gym. You will also find a laundry room and a bonus hobby/workshop room which gives you even more functional space for DIY projects/creative pursuits. Out back, the sunny south-facing yard is ready for your enjoyment with wooden garden boxes for green thumbs and an interlocking brick patio perfect for BBQs and summer gatherings. A single car garage connecte d by a breezeway to the front door makes bringing in groceries...'a breeze'. This home is excellently located for both commuters and weekend adventurers, offering quick access to downtown and major roadways including Glenmore Trail, Elbow Drive, and 14th Street. Thereâ€™s no shortage of activities to take part in year-round nearby - you can walk, bike, and hike the trails of Weaselhead Flats or check out the water/paths at Glenmore Reservoir. Take a trip back in time at Heritage Park, or enjoy the boutique shops, cozy cafÃ©s, and inviting patios at Glenmore Landing. Schools, parks and Rocky view Hospital are also close by. This gem still has unlocked potential so you can create a space that reflects your style and vision in a seriously fabulous neighbourhood. This is your chance to secure a property that combines timeless style, an excellent location, and a strong sense of community in one of Calgaryâ€™s most beloved neighbourhoods and make it truly your own. (id:6289)

Built in 1959

Essential Information

Listing #	A2265208
Price	\$799,900
Bedrooms	4
Bathrooms	3.00

Square Footage	1,686
Acres	0.01
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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