

1012 70 Avenue SW  
Calgary, Alberta

MLS # A2274883



# \$1,678,000

<b>Division:</b>	Kelvin Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,088 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Skylight(s), Storage		

**Inclusions:** NA

Location, location, location! Perfectly positioned directly across from an open green space on a quiet, tree-lined street in one of Calgary's most coveted communities, this exceptional fully renovated residence offers refined living at its best. Featuring 5 spacious bedrooms and 4 full bathrooms, the home has been upgraded with new electrical and plumbing, ensuring modern comfort and peace of mind. Bright and inviting, the interior showcases large new windows, beautiful hardwood flooring and a completely redesigned open-concept layout. The stunning chef's kitchen is equipped with Jenn-Air refrigerator and premium KitchenAid appliances, all complemented by high-end finishings throughout the home. No detail was spared in the thoughtful, top-to-bottom upgrades. The finished basement adds even more versatile living space—perfect for family time, entertaining, or creating your own private retreat. Outside, the expansive and secluded backyard features mature, meticulously maintained landscaping, ideal for outdoor gatherings, relaxation, and gardening enthusiasts. This outstanding location offers unbeatable convenience, with close proximity to Rockyview General Hospital, Henry Wisewood High School, Chinook Mall, and the Glenmore Reservoir. A rare opportunity in one of Calgary's most desirable neighbourhoods—don't miss your chance to make this dream home yours. Call today!