

14, 7519 41 Avenue NW
Calgary, Alberta

MLS # A2279342



\$354,900

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|-----------|--|--------|-------------------|
| Division: | Bowness | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,218 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Additional Parking, Alley Access, Assigned, Off Street, Parking Pad, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting | | |

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|-------------|---|------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 320 |
| Basement: | Full | LLD: | - |
| Exterior: | Asphalt, Vinyl Siding, Wood Frame | Zoning: | M-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home, Storage, Vinyl Windows | | |

Inclusions: NONE

OPEN HOUSE | SUN JAN 18 2-3:30PM This 3 bedroom, 1.5 bath, two storey home offers over 1,800 sq ft of livable space, including a fully finished basement. No garage? No problem — there's an enormous storage room in the basement plus an additional storage room conveniently located on the deck and attached to the unit. Set on a quiet street, the home features a bright and functional layout with a spacious living room, dining area, and kitchen that opens onto a sunny back deck (dare we say, with views of COP). The finished basement adds valuable extra space with a rec room, laundry, and exceptional storage. Outdoor living is a bonus here too, with an oversized south-facing deck that extends to a shared private fenced yard, and an upstairs private balcony off the primary bedroom. Parking is easy with one assigned stall plus convenient street parking right out front. The current owners have truly loved and maintained this home. As an important update for an established community, the sewer line has recently been scoped and augured, offering added peace of mind. While these units were originally built without hood fans, the owners thoughtfully upgraded the kitchen with a LG ventless/recirculating stove (see LG website for more info on ventless stoves). Enjoy being close to parks, schools, transit, and shopping, all within a well-managed complex with low condo fees and a proactive board. Pets are allowed with board approval. All that's left to do? Add a fresh coat of paint and make it your own. Check out the 3D tour or sound byte for more photos.