

1012 70 Avenue SW
Calgary, Alberta

MLS # A2281261



\$1,679,900

Division:	Kelvin Grove		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,088 sq.ft.	Age:	1973 (53 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Level, Private, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Mixed, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	N/A		

Welcome to 1012 70 Avenue SW, an exceptional opportunity in the highly sought-after community of Kelvin Grove. Situated on a quiet, tree-lined street directly across from a green space, this stunning, fully renovated home perfectly blends modern luxury with timeless appeal. Meticulously redesigned from top to bottom, this two-storey residence offers over 2,500 sq ft of developed living space, featuring 5 spacious bedrooms and 4 full bathrooms, including a private and luxurious primary retreat. The thoughtfully designed layout provides open-concept living while still offering ample space for privacy and versatility—ideal for families and entertaining alike. No expense was spared, with all new electrical and plumbing systems providing comfort and peace of mind. Large new windows flood the home with natural light, highlighting the gleaming hardwood floors, premium finishes throughout, and a chef-inspired kitchen equipped with high-end appliances—sure to impress even the most discerning buyer. Step outside to your expansive, secluded backyard spanning over 7,500 sq ft, complete with mature landscaping and west exposure, perfect for summer barbecues, gardening, or relaxing in complete privacy. Kelvin Grove is known for its serene, family-friendly atmosphere, mature trees, abundant green space, and strong sense of community. Enjoy access to a brand-new community centre with updated tennis and pickleball courts, as well as walking distance to some of SW Calgary's top schools, Heritage Park, and the Glenmore Reservoir pathway system. This central location offers easy access to work, shopping, services, and major amenities—while maintaining a quiet residential feel.