

730 69 Avenue SW  
Calgary, Alberta

MLS # A2284956



**\$525,000**

<b>Division:</b>	Kingsland		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Storage shed. Ceiling fan and light combo on the main floor is "as is".

Your new home is an immaculate, bright and spacious, fully developed, semi-detached home in a sought after community with no condo fees! You will love the exceptional curb appeal that highlights the maintenance free exterior and upon entering you will be in awe with the totally open floor plan and many over sized windows creating a sun filled environment. The expansive living room is highlighted by a bay window and overlooks the entire main level. The chef in you will be impressed by the functional kitchen that boasts an abundance of cabinetry and counter space, raised breakfast bar, easy access to the huge (12 X 10) maintenance free covered deck (with storage below) and the convenience to the dining area which is a great place to gather with family and friends for gourmet meals. The powder room on this level features a pedestal sink and additional storage. On the upper level you will discover 2 massive primary bedrooms that both feature 4 piece ensuites and walk in closets. The fully developed lower level offers additional living space including high ceilings, a cozy but comfortable family room with a wall-to-wall bookcase, another bedroom with dual closets, another 4 piece ensuite, laundry area and plenty of storage. Private and fully fenced backyard leads to a large (25.5 X 17) poured concrete pad that easily accommodates 2 vehicles. This well located home is close to schools, shopping, transit, all other amenities and quick access to major thoroughfares. This property represents one of the best inner-city values on the market that combines location, convenience and quality so don't miss out on this one!