600 Aurora Place SE
Calgary, Alberta

MLS # A2237276

$725,000

Division:	Acadia
Type:	Residential/House
Style:	Bungalow
Size:	1,064 sq.ft.
Age:	1964 (61 yrs old)
Beds:	4
Baths:	2
Garage:	Double Garage Detached
Lot Size:	0.21 Acre
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Jetted Tub, Storage, Vinyl Windows		

Inclusions: Garden Shed Next To Garage, Water Softener (as is), 2 rain Barrels, Electric Awning

Welcome to 600 Aurora Place SE – A charming 3-bedroom home, lovingly maintained by the original owner for over 60 years. Located on a peaceful cul-de-sac, this home sits on a spacious reverse-pie lot, offering plenty of privacy and room to grow. The large west-facing backyard is perfect to enjoy afternoon sun, and features ample space for off-street RV parking. The 24 x 24 heated garage backs onto a paved lane, and there’s even a green space where neighbors used to gather and create winter skating rinks for their children and friends. Enjoy family gatherings on the ground-level back-yard deck and know that the electric awning will help keep you comfortable, rain or shine. Inside, you'll find stunning hardwood floors, newer triple-glazed windows, and updated roofing on both the home and garage. The basement is thoughtfully designed with a 3-piece bathroom, large mechanical room, laundry area, and plenty of storage space. The lower family room offers ample room for comfy furniture, a large-screen TV, and toys. This home is truly one of a kind. Come see it for yourself – you’ll fall in love!