1012 70 Avenue SW
Calgary, Alberta

MLS # A2240652

$1,050,000

Division:	Kelvin Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,109 sq.ft.	**Age:**	1973 (52 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Brick, Composite Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Quartz Counters, Skylight(s), Storage		

Inclusions:	N/A

Nestled on a quiet, tree lined street and across from a greenspace in one of Calgary's most sought-after communities. Original owners, this exceptional property has never been listed and offers 2,109 SF of above-grade living space, featuring 4 spacious bedrooms and 2.5 bathrooms. This home is PRISTINE and has been lovingly cared for, providing ample opportunity for customization and renovation. Situated on a generously scaled lot (68' x 110'), you will love the large backyard with stunning, mature landscaping making it perfect for outdoor activities, entertaining and the seasoned gardener. The prime location offers close proximity to Rockyview General Hospital, Henry Wisewood High School, Chinook Mall and Glenmore Reservoir, ensuring convenience for all your needs. With its classic charm and vast potential, this property is an ideal opportunity for families looking to create their dream home in one of Calgary’s most desirable neighbourhoods. Don’t miss out on this rare chance to own and transform a piece of Kelvin Grove history. Call today!