



GRASSROOTS
REALTY GROUP

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1012 70 Avenue SW
Calgary, Alberta

MLS # A2274883



\$1,680,000

Division:	Kelvin Grove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,088 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Skylight(s), Storage		

Inclusions: NA

Location, location, location! Perfectly positioned directly across from an open green space on a quiet, tree-lined street in one of Calgary's most coveted communities, this exceptional fully renovated residence offers refined living at its best. Featuring 5 spacious bedrooms and 4 full bathrooms, the home has been upgraded with new electrical and plumbing, ensuring modern comfort and peace of mind. Bright and inviting, the interior showcases large new windows, beautiful hardwood flooring and a completely redesigned open-concept layout. The stunning chef's kitchen is equipped with Jenn-Air refrigerator and premium KitchenAid appliances, all complemented by high-end finishings throughout the home. No detail was spared in the thoughtful, top-to-bottom upgrades. The finished basement adds even more versatile living space—perfect for family time, entertaining, or creating your own private retreat. Outside, the expansive and secluded backyard features mature, meticulously maintained landscaping, ideal for outdoor gatherings, relaxation, and gardening enthusiasts. This outstanding location offers unbeatable convenience, with close proximity to Rockyview General Hospital, Henry Wisewood High School, Chinook Mall, and the Glenmore Reservoir. A rare opportunity in one of Calgary's most desirable neighbourhoods—don't miss your chance to make this dream home yours. Call today!