



**303 Schubert Place NW
Calgary, Alberta**

MLS # A2292689



\$789,000

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,278 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

Open House: Sat April 4, 1-4 pm | EXCEPTIONAL OPPORTUNITY, COMPETITIVELY PRICED! | Now attractively priced in response to current market conditions, this bright and family-friendly home is comfortable and spacious for today while offering fabulous potential for a future renovation. With over 3300 sq ft of developed space, the home offers 3 + 2 bedrooms, 3.5 baths, and both formal and casual living areas. Set on the corner of a quiet cul-de-sac with lovely Southwest exposure, the house is filled with natural light throughout the day. The kitchen, (complete with stainless steel appliances and a centre island) opens to a generous family room with a gas fireplace — ideal for everyday life — while the formal dining and living rooms are perfect for entertaining, hobbies or quieter moments. Upstairs delivers a practical family layout with large bedrooms and closets, two bathrooms, and a roomy primary ensuite with dual vanities and walk-in shower - all ready for your vision and update. The fully finished lower level is a great hangout for teens or guests, complete with a wood-burning fireplace, two bedrooms, 3rd full bathroom and plenty of storage. Immaculately maintained and offering recent improvements including fresh paint, new carpet on the main and lower levels in addition to the NEW DOORS, ALL NEW TRIPLE PANE WINDOWS (with blinds) A NEWER ROOF, HIGH EFFICIENCY FURNACE, HOT WATER TANK and CENTRAL A/C for year-round comfort. Mechanicals are all done so you can focus on the fun renovations! Location is also a winner — minutes to top schools, transit, Bowmont Park and trails, quick access to Stoney Trail, and the abundance of shops and services at Crowfoot. If you're a busy, active family looking for a forever home with flexible living spaces and future upside in a fantastic NW community, this one checks

all the boxes! Book a private showing with your Realtor today!