



2627 126 Avenue SW
Calgary, Alberta

MLS # A2301465



\$579,000

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,332 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to 2627 126 Ave. SW, a long term family home that has been loved and cared for by the same owner for over 40 years. There are a ton of things to love about this house, including the fact that it is in phenomenal original condition. Nothing has been messed with, so if you want to come in and do a renovation, it's an amazing starting point. Or, if you like the current vibe, it's in such great shape, you just need to move in and not really worry about anything. It starts with a great street on the south end of Woodbine. It's walking distance to Fish Creek Park, and the Safeway plaza hub, and just a few minutes drive to Costco and the amenities of Buffalo Run. The house itself features 4 bedrooms, 3 of which are upstairs, and there is a 3 piece primary ensuite, along with a 4 piece main bath on the upper level. The main floor is an open kitchen, nook, living room, and dining room design (If you are planning a renovation, no walls need to come down). The third level features a gas fireplace, family room, another bathroom, laundry and the 4th bedroom. It's also where the walk up door to the back yard is found. The 4th level has another rec room, cold storage, and a huge utility room/work room. The detached double garage is in great shape, and some of the updates include the furnace, hot water tank, roof and windows. For more details including our 360 Virtual Tour, click the links below.