



GRASSROOTS
REALTY GROUP

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741 120 Avenue SW
Calgary, Alberta

MLS # A2157793



\$699,999

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,243 sq.ft.	Age:	1973 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Paved, See Remarks		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: basement suite appliances included

Discover unparalleled luxury living in the heart of Canyon Meadows, with this stunning fully renovated bungalow. Situated in one of the most sought-after communities in Calgary, this home offers a rare opportunity to experience modern elegance and comfort. Boasting three spacious bedrooms and two beautifully tiled custom bathrooms. Step inside to find a chef's kitchen that has been completely renovated to perfection, featuring all updated built-in appliances, custom cabinetry, and exquisite quartz countertops. The home also boasts BRAND NEW WINDOWS (Aug 21 2024 deliver day), upgraded lighting fixtures, accent wall, and stacked brand new laundry for added convenience. Additionally, a separate entrance leads to a one-bedroom, one-bathroom illegal suite with its own laundry facilities, offering potential rental income or a private space for guests. Outside, the property sits on a generous corner lot, providing ample outdoor space for relaxation and entertaining. A insulated and drywalled single garage with back lane access ensure parking convenience, while the proximity to schools, shopping centres, parks, and other amenities makes for a convenient lifestyle for residents. With its move-in ready status and prime location, this fully renovated bungalow is sure to capture the hearts of those seeking a luxurious yet practical living space in Canyon Meadows. Don't miss out on the opportunity to make this your forever home. Schedule a showing today to experience the elegance and charm of this remarkable property firsthand. Act quickly, as opportunities like this are rare and won't last long!