



2612 126 Avenue SW
Calgary, Alberta

MLS # A2161726



\$735,000

Division:	Woodbine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,011 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Washer "As Is"

Tucked away on a quiet cul-de-sac in one of the most desirable communities in Calgary, this charming two-story home offers 4 bedrooms above grade and a beautifully private backyard with mature landscaping. The main floor features a front living room and a formal dining room with ample space to host family and friends. The spacious kitchen is equipped with timeless oak cabinetry, stainless steel appliances to include a gas stove and opens to a breakfast nook and family room with cozy wood-burning fireplace and garden door access to the expansive deck and patio. A powder room and laundry room complete this space. Upstairs you will find the master bedroom with a 4-piece ensuite and a walk-in closet and 3 additional bedrooms which share a 4-piece bathroom. The basement is unfinished and awaits future development. Within walking distance to schools, parks and minutes to miles of walking and biking paths through Fish Creek Park. Quick access to Stoney Trail, leaving you just a short drive away from Costco and a bustling shopping center. This home is a must see!