



GRASSROOTS
REALTY GROUP

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1220 73 Avenue SW
Calgary, Alberta

MLS # A2312774



\$1,199,900

Division:	Kelvin Grove		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,222 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Storage, Walk-In Closet(s)		

Inclusions: n/a

OPEN HOUSE June 27th 1:00PM-2:30PM Terrific family home in an established, desirable district with massive flip and sweat-equity potential. This elegant home features spacious living areas and extensive renovations throughout, including a great cook's kitchen complete with a 5-burner gas cooktop, 2 built-in ovens, an eating bar, and solid maple cabinets. A main floor office, a functional large mudroom, and 4 bedrooms above grade make this a super family home, while the fresh basement flooring and paint completed in August 2025 offer additional turnkey living space. What truly sets this property apart for buyers and investors is that over \$100K in high-ticket, major structural and mechanical upgrades have already been done, saving you the risk and heavy lifting. These premium updates include a new roof in 2022, eavestroughs, soffits, fascia,, an updated electric panel, a new water softener (2024), a new spout (2024), a brand new driveway (2024), new hot water tanks (2024 & 2025), and stunning new windows and entrance doors (2025). With all the expensive backbone work completely finished, this home is perfectly primed for a lucrative cosmetic flip—simply bring your creative interior design ideas to the upper levels to easily maximize and unlock substantial market value. Walking distance to Glenmore Park and terrific schools complete the package.. Come and see the incredible potential for yourself!