



GRASSROOTS
REALTY GROUP

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1220 73 Avenue SW
Calgary, Alberta

MLS # A2338905



\$1,249,900

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

Exceptional family home in an established, desirable district, perfectly primed for your personal cosmetic touches to unlock instant equity. This elegant home features spacious living areas perfect for a growing family, including a functional main floor office, a large mudroom, and 4 bedrooms above grade. The kitchen is highly functional and move-in ready, featuring a newly replaced microwave. What truly sets this property apart is that the most expensive, heavy-lifting updates are already done! Enjoy complete peace of mind with recently completed, high-end interior updates including fresh paint, brand-new flooring, and a beautifully remodeled ensuite bathroom. Furthermore, over \$100K in major structural and mechanical upgrades have been completed, including a new roof (2022), eavestroughs, soffits, fascia, an updated electric panel, a new water softener (2024), a brand-new driveway (2024), new hot water tanks (2024 & 2025), and stunning new windows and entrance doors (2025). With all the costly backbone work and key interior spaces already beautifully modernized, this home is an incredible, low-risk opportunity to maximize market value with simple cosmetic styling. Walking distance to Glenmore Park and terrific schools complete the package. Come and see the incredible potential for yourself!