



GRASSROOTS
REALTY GROUP

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471 78 Avenue NE
Calgary, Alberta

MLS # A2344921



\$599,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	925 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central, Natural Gas, See Remarks
Floors:	Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	See Remarks, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Steam Room

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: -

FULLY RENOVATED | 2 KITCHENS | SEPARATE BASEMENT ENTRANCE | DOUBLE GARAGE | MOVE-IN READY | PRICED TO SELL! **Rare opportunity in 471 78 Avenue NE!**

This extensively renovated home combines modern finishes, functional living space, and excellent flexibility for families, extended family, or investors. Featuring **brand-new windows, new flooring, renovated bathrooms, all new appliances, updated kitchen, and numerous additional upgrades**—just move in and enjoy! The main floor offers **3 bedrooms**, a bright and spacious living room with a **beautiful fireplace**, a modernized kitchen with new appliances, and a renovated bathroom. The **fully developed basement** is a major highlight, featuring a **separate entrance, second kitchen, spacious recreation room, additional bedroom, full 4-piece bathroom and two sets of washer/dryer**. An excellent setup for extended family or potential rental income, subject to applicable City of Calgary requirements. Enjoy the outdoors on the **approximately 320 sq. ft. deck**, perfect for summer entertaining and family gatherings. The property also includes an **oversized detached double garage (approximately 23'3" x 21'2")**, plus additional parking potential beside the garage.

PROPERTY
HIGHLIGHTS -Fully renovated -Brand-new windows -New flooring throughout -Updated bathrooms -All new appliances -Modernized kitchen -Beautiful fireplace -3 main-floor bedrooms -Fully developed basement -Separate basement entrance -Second kitchen -Additional basement bedroom - Two Full 4-piece bathroom /Two sets of washer/dryer -320 sq. ft. deck -Oversized heated detached double garage

-RV parking -Fire place and more Perfect for a buyer looking for a move-in-ready home with exceptional flexibility and future income potential. With the major renovations already completed, there is nothing major left to do—just move in and enjoy. "Open House this weekend from 2:00 pm to 4:30 pm"