

911 80 Avenue SW  
Calgary, Alberta

MLS # A2254311

**\$889,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Chinook Park                                                             |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 4 Level Split                                                            |               |                   |
| <b>Size:</b>     | 1,169 sq.ft.                                                             | <b>Age:</b>   | 1959 (66 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Driveway, Parking Pad, Single Garage Detached                            |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Land |               |                   |

|                    |                                                                                                                                                                                                          |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Hot Water, Natural Gas                                                                                                                                                                                   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Cork, Hardwood, Linoleum                                                                                                                                                           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade                                                                                                                                               | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board                                                                                                                                                                                       | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Stone Counters, Storage, Vaulted Ceiling(s) |                   |      |
| <b>Inclusions:</b> | n/a                                                                                                                                                                                                      |                   |      |

This character filled 4-level split in highly sought-after Chinook Park offers almost 2,300 sq. ft. of well-appointed living space blending timeless mid-century appeal with modern updates. This home's incredible curb appeal will draw you in beginning with Hardie board siding which is visually appealing like traditional wood siding without the upkeep. The expansive front deck is equipped with privacy screens that make it the ideal spot to sip morning coffee, eat alfresco or unwind after work. The inviting main floor boasts a vaulted ceiling with exposed wood beams and skylight and hardwood floors that flow seamlessly throughout the living room and dining area. Large windows flood the space with natural light, creating a welcoming atmosphere. The chef inspired kitchen features tons of cupboard/cabinet space, granite countertops, s/s appliances (including a gas stove), and a functional layout designed for everyday living and entertaining. Upstairs, you'll find a primary retreat complete with storage/closet built-ins and a private 4-piece ensuite with deep soaker tub. A four-piece bath and second great sized bedroom finish this level. The lower level is mostly above grade and features large windows so it's bathed in natural light. You will find two ample sized bedrooms, a three piece bath, and rear door with direct access to the landscaped backyard. You'll discover a spacious and versatile family room on the lowest level - perfect for relaxing nights in and lively get-togethers with built-in cabinetry offering abundant storage and display space it would make an excellent media room, playroom, home gym, or the perfect spot for movie marathons and game nights. Completing this floor are a laundry room and hobby/workshop room, giving you even more functional space for day-to-day living, DIY projects, or creative pursuits. Out back, the sunny south-facing yard is

ready for outdoor enjoyment with wooden garden boxes for green thumbs and an interlocking brick patio perfect for BBQs and summer gatherings. Practicality meets convenience with a single-car garage connected by a breezeway to the front door. This home is perfectly located for both commuters and weekend adventurers, offering quick access to downtown and major roadways including Glenmore Trail, Elbow Drive, and 14th Street. There's no shortage of activities year-round — spend summer days on the water at nearby Glenmore Reservoir, or walk, bike, and hike the trails of Weaselhead Flats. Take a trip back in time at Heritage Park, or enjoy the boutique shops, cozy cafés, and inviting patios at Glenmore Landing. Schools, parks and Rocky view Hospital are also close by. Homes like this rarely come to market, this particular gem still has unlocked potential so you can create a space that reflects your style and vision. This is your chance to secure a property that combines timeless style, an unbeatable location, and a strong sense of community in one of Calgary's most beloved neighbourhoods and make it truly your own.