

# \$1,359,900 - 1035 78 Avenue Sw, Calgary

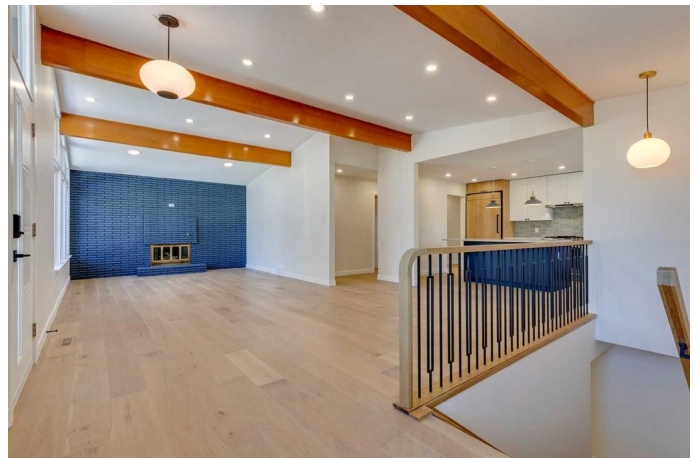
MLS® #A2200877

**\$1,359,900**

4 Bedroom, 4.00 Bathroom, 1,704 sqft  
Residential on 0.14 Acres

Chinook Park, Calgary, Alberta

Welcome to this stunning, fully renovated mid-century modern bungalow located in the highly sought-after neighbourhood of Chinook Park. Thoughtfully redesigned, this home offers over 1,700 sq. ft. of modern living space. No detail was overlooked – all new plumbing, electrical, HVAC, windows, and siding ensures peace of mind and efficiency. Step inside to discover a spacious 4-bedroom, 4-bath layout that will surprise and impress, featuring amenities typically reserved for brand-new builds such as walk-in closets, a mudroom, ample storage, main floor laundry and a walk-in pantry. Vaulted ceilings, a new high-end appliance package, two wood-burning fireplaces, heated bathroom floors and a central location further elevate this remarkable home. Situated on a large lot with a sunny south-facing backyard, you'll enjoy new front and back decks, a new double garage and a mature garden. This home is located on a quiet street with amazing neighbours and is walking distance to some of Calgary's top schools. Nearby, you'll find the Community Centre offering a gymnasium, childcare and social activities for all ages. The brand-new tennis and pickleball courts and two of the best outdoor ice rinks in the city are just steps away. With all the upgrades, a prime location just minutes from downtown and plenty of space for a growing family or work-from-home lifestyle, this home will make the entire family happy for generations! Don't miss this rare opportunity!



Built in 1959

## Essential Information

MLS® #	A2200877
Price	\$1,359,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,704
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1035 78 Avenue Sw
Subdivision	Chinook Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0T9

## Amenities

Parking Spaces	3
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Beamed Ceilings, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Other, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Level, Private, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Other, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	26
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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