

1631 76 Avenue SE
Calgary, Alberta

MLS # A2215412



\$595,000

Division:	Ogden		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,054 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Window coverings

Welcome to this bright, beautifully maintained, move-in ready bungalow, tucked away on a quiet crescent. This well-kept 3+2 bedroom, 2.5 bathroom home is flooded with natural light and offers a sunny, private backyard that backs onto peaceful green space—complete with a brand-new children’s playground. You’ll love the easy access to scenic bike trails and the natural beauty of nearby Carburn Park. An oversized single garage keeps your vehicle sheltered and snow-free during the winter months. This home is the perfect blend of comfort, convenience, and location. Book your private showing with your favourite REALTOR® today!