

**1204 60 Street SE**  
**Calgary, Alberta**

**MLS # A2183979**



**\$519,888**

<b>Division:</b>	Penbrooke Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	818 sq.ft.	<b>Age:</b>	1971 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** na

Step into this beautifully updated bungalow, where modern design meets classic charm. The open floor plan creates a spacious and airy feel. This fully upgraded home is move-in ready and like a new home, with over 1600 sq.ft living space. This residence has undergone extensive upgrades. Main floor has a bright, open living area with new kitchen & Samsung appliances, 2 good sized bedrooms and new 4-pc. bathroom. Lower level includes large rec room, 2 large bedrooms, new 3-pc. bathroom, laundry room with washer & dryer. Multiple new upgrades include luxury vinyl plank flooring throughout, new lighting—kitchen is halogen, all other is LED, and more. New high efficiency furnace, water tank, updated electrical outlets & switches. All still new exterior: shingles, new windows throughout except laundry room, siding and cedar, soffits, fascia & continuous eave troughs. Large fully fenced back yard has patio area, large shed, fencing along lane, single garage with workbench, and RV access to back yard from the wide back lane. Close to all amenities including schools, shopping, bus, green spaces, new MAX Purple 17th Ave. Rapid Transit, Elliston Park and more. Nestled in a well-established neighborhood, this bungalow is perfect for those looking for a house that they can call home. Basement is a potential basement suite as there is a separate entrance. Don't miss your chance to own this exceptional property!