

# \$1,050,000 - 1012 70 Avenue Sw, Calgary

MLS® #A2240652

**\$1,050,000**

4 Bedroom, 3.00 Bathroom, 2,109 sqft

Residential on 0.17 Acres

Kelvin Grove, Calgary, Alberta

Nestled on a quiet, tree lined street and across from a greenspace in one of Calgary's most sought-after communities. Original owners, this exceptional property has never been listed and offers 2,109 SF of above-grade living space, featuring 4 spacious bedrooms and 2.5 bathrooms. This home is PRISTINE and has been lovingly cared for, providing ample opportunity for customization and renovation. Situated on a generously scaled lot (68' x 110'), you will love the large backyard with stunning, mature landscaping making it perfect for outdoor activities, entertaining and the seasoned gardener. The prime location offers close proximity to Rockyview General Hospital, Henry Wisewood High School, Chinook Mall and Glenmore Reservoir, ensuring convenience for all your needs. With its classic charm and vast potential, this property is an ideal opportunity for families looking to create their dream home in one of Calgary's most desirable neighbourhoods. Don't miss out on this rare chance to own and transform a piece of Kelvin Grove history. Call today!



Built in 1973

## Essential Information

MLS® #	A2240652
Price	\$1,050,000
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,109
Acres	0.17
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1012 70 Avenue Sw
Subdivision	Kelvin Grove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 4A8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Oversized, Garage Faces Front
# of Garages	2

### Interior

Interior Features	Closet Organizers, Quartz Counters, Skylight(s), Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle

Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	3
Zoning	R-CG

**Listing Details**

Listing Office	MaxWell Canyon Creek
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