

355 99 Avenue SE
Calgary, Alberta

MLS # A2209067



\$859,900

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,361 sq.ft.	Age:	1966 (59 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting		
Inclusions:	2 Fridges, 2 stoves, 2 microwaves, dishwasher, washer dryer, window coverings, bar fridge.		

This beautifully updated home feels like new, with extensive renovations throughout. From brand-new bathrooms, windows, and floors to a completely modernized kitchen, exterior, and mechanical systems, every detail has been thoughtfully updated. The home is move-in ready, with all-new appliances! There is over 2200 sq feet of renovated living space in this home, 1361 on the main level and 900 sq ft in the lower level. Features: 5 spacious bedrooms and 3 full bathrooms The main floor offers an open, bright layout with a stunning great room and a new kitchen, complemented by a stylish 4-piece bathroom LED accent lighting enhances the ambiance throughout the home The primary bedroom boasts a luxurious 5-piece ensuite, featuring a soothing soaker tub, a generous walk-in shower, and a large walk-in closet The fully developed lower level includes a large family area, a 4-piece bathroom, a kitchenette, a separate laundry room, and two roomy bedrooms The oversized double garage features a second floor, offering the potential to rent out for \$1,600+ per month, making it an excellent option for offsetting mortgage costs. Located across from a tot lot, this home provides easy access to schools and amenities, making it perfect for families. With high-quality renovations and upgrades throughout, you won't want to miss this opportunity—come see it for yourself and be impressed!