

# \$1,650,000 - 1412 70 Avenue Southwest, Calgary

MLS® #A2179130

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## \$1,650,000

5 Bedroom, 4 Bathroom, 2,438 sqft  
Residential on 0.19 Acres

Kelvin Grove, Calgary, Alberta

OPEN HOUSE Sunday November 17 (12:00-2:00pm). Impeccably maintained, custom-built luxury home nestled in the prestigious community of Kelvin Grove. This remarkable 5-bedroom, 3.5-bathroom residence spans over 3,200 square feet of beautifully designed living space, showcasing superior finishes and thoughtful details throughout. At the heart of the home is a chef's kitchen, a true showpiece with high-end stainless steel appliances, custom cabinetry, quartz countertops, and a spacious center island—perfect for entertaining. The kitchen flows seamlessly into the Great Room, where vaulted ceilings, sleek wood-panelled walls, and a cozy wood-burning fireplace create a warm, inviting ambiance. Large sliding doors extend to a meticulously landscaped, expansive yard, providing an ideal space for outdoor living and relaxation. A second family room, also suitable as a large den, features oversized windows and an additional fireplace, offering a versatile space for work or leisure. Light-clove, dust-finished hardwood floors throughout add a timeless, elegant touch to the home. Upstairs, the master suite is a true retreat, complete with a luxurious 5-piece ensuite. Throughout, custom built-ins provide ample storage and add sophisticated style at every turn. The exterior of the home mirrors its interior elegance, with manicured landscaping and a garage outfitted with upgraded cabinetry and a durable Polyaspartic Coating on the floor. Located in a



close-knit, family-oriented neighborhood, this two-story split home combines modern sophistication with warm, inviting charm. This is a rare opportunity to own an exceptional residence in one of Calgary's most desirable communities.

Built in 1964

### Essential Information

MLS® #	A2179130
Price	\$1,650,000
Sold Price	\$1,590,000
Date Sold	December 3rd, 2024
Bedrooms	5
Full Baths	3
Half Baths	1
Square Footage	2,438
Lot SQFT	8,395
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

### Community Information

Address	1412 70 Avenue Southwest
Subdivision	Kelvin Grove
City	Calgary
Province	Alberta
Postal Code	T2V0R3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

### Interior

Goods Included	Bar, Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows,
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Appliances	Walk-In Closet(s), Wired for Sound, Central Vacuum, Natural Woodwork Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
Basement Development	Finished, Full
Basement Type	Finished, Full
Flooring	Carpet, Ceramic Tile, Hardwood

## Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage, Dog Run, Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Many Trees, Private, Street Lighting, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Concrete, Mixed
Foundation	Poured Concrete
Front Exposure	S
Frontage Metres	21.33M 70`0"
Site Influence	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Many Trees, Private, Street Lighting, Underground Sprinklers, Yard Lights

## Additional Information

Zoning	R-CG
HOA Fees	0.00

## Listing Details

Listing Office	eXp Realty
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