

# \$799,900 - 911 80 Avenue Sw, Calgary

MLS® #A2265208

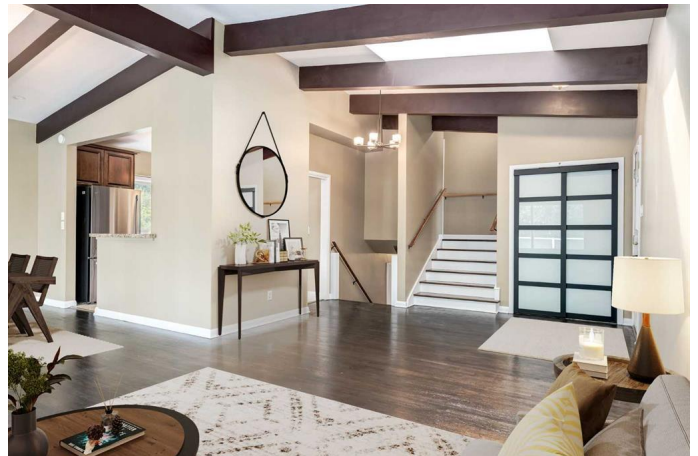
**\$799,900**

4 Bedroom, 3.00 Bathroom, 1,686 sqft

Residential on 0.01 Acres

Chinook Park, Calgary, Alberta

This character filled 4-level split in desirable Chinook Park offers 4 bdrms, 3 full baths and almost 2,300 sq. ft. of well-appointed living space and blends timeless mid-century appeal with modern updates. This charming home sits on a great sized lot, it exudes curb appeal as it's clad in Hardie board siding and framed by mature trees. The expansive front deck is equipped with privacy screens that make it the ideal spot to sip morning coffee, eat alfresco or unwind after work. The inviting main floor boasts a vaulted ceiling with exposed wood beams and skylight. Hardwood flooring flows seamlessly throughout the living room and dining area. Large windows flood the space with natural light, creating a welcoming atmosphere. The chef inspired kitchen features tons of cupboard/cabinet space, granite countertops, s/s appliances (including a gas stove), cork floor and a functional layout which is great for day-to-day living as well as entertaining. Upstairs, you'll find a primary retreat complete with built-ins and a private 4pc ensuite with deep soaker tub. A 4pc bath and second great sized bdrm finish this level. \*The lower level is mostly above grade and features large windows so it's bathed in natural light and IS INCLUDED IN ABOVE GRADE SQ FT \* - here you will find two ample sized bdrms, a 3pc bath, and rear door with direct access to the landscaped backyard. A spacious and versatile family room rounds out the lowest level - it's perfect for relaxing nights as well as lively get-togethers with built-in



cabinetry offering storage and display space - it would make an excellent media/movie room, playroom or home gym. You will also find a laundry room and a bonus hobby/workshop room which gives you even more functional space for DIY projects/creative pursuits. Out back, the sunny south-facing yard is ready for your enjoyment with wooden garden boxes for green thumbs and an interlocking brick patio perfect for BBQs and summer gatherings. A single car garage connected by a breezeway to the front door makes bringing in groceries... 'a breeze'. This home is excellently located for both commuters and weekend adventurers, offering quick access to downtown and major roadways including Glenmore Trail, Elbow Drive, and 14th Street. There's no shortage of activities to take part in year-round nearby - you can walk, bike, and hike the trails of Weaselhead Flats or check out the water/paths at Glenmore Reservoir. Take a trip back in time at Heritage Park, or enjoy the boutique shops, cozy cafés, and inviting patios at Glenmore Landing. Schools, parks and Rocky view Hospital are also close by. This gem still has unlocked potential so you can create a space that reflects your style and vision in a seriously fabulous neighbourhood. This is your chance to secure a property that combines timeless style, an excellent location, and a strong sense of community in one of Calgary's most beloved neighbourhoods and make it truly your own.

Built in 1959

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2265208  |
| Price     | \$799,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 1,686         |
| Acres          | 0.01          |
| Year Built     | 1959          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 911 80 Avenue Sw |
| Subdivision | Chinook Park     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2V 0V4          |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                              |
| Parking        | Driveway, Front Drive, Garage Faces Front, Parking Pad, Single Garage Detached |
| # of Garages   | 1                                                                              |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Stone Counters, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                                                                                                 |
| Heating           | Hot Water, Natural Gas                                                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                                        |
| Fireplaces        | Wood Burning                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Finished, Full, Exterior Entry, Walk-Out                                                                                                                                                                 |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
|-------------------|----------------------|

|                 |                                                                                                                                       |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, No Neighbours Behind |
| Roof            | Asphalt Shingle                                                                                                                       |
| Construction    | Cement Fiber Board                                                                                                                    |
| Foundation      | Poured Concrete                                                                                                                       |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 3                  |
| Zoning         | R-CG               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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