

# \$799,900 - 604 61 Avenue Sw, Calgary

MLS® #A2209599

**\$799,900**

4 Bedroom, 2.00 Bathroom, 1,309 sqft

Residential on 0.15 Acres

Meadowlark Park, Calgary, Alberta

This 6,490 sq ft corner lot is zoned R-CG, offering strong potential for redevelopment. Ideally located across from Chinook Centre, steps from the C-Train, and minutes to downtown, this property offers unmatched accessibility. Quick connections to Glenmore Trail, Deerfoot Trail, and the amenities of Macleod Trail make this an ideal location for future infill development or a long-term hold.

The existing home is a 1,309sf, renovated, oversized bungalow featuring 4 bedrooms and 2 bathrooms. Enjoy a custom-designed kitchen with marble flooring, granite countertops, oversized fridge, and elegant lighting. The basement is fully finished with a family room, 4th bedroom, den, summer kitchen, and 4-piece bathroom. Updates include roof, furnace, and electrical panel.

Whether you're a builder, investor, or homeowner with a vision, this is a rare chance to secure a large, well-located lot in a prestigious community.

Built in 1956

## Essential Information

MLS® #	A2209599
Price	\$799,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,309
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	604 61 Avenue Sw
Subdivision	Meadowlark Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0J3

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Bar Fridge, Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	32
Zoning	R-CG

## Listing Details

Listing Office	Hope Street Real Estate Corp.
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