

\$650,000 - 123 78 Avenue Se, Calgary

MLS® #A2201951

\$650,000

5 Bedroom, 2.00 Bathroom, 1,144 sqft
Residential on 0.13 Acres

Fairview, Calgary, Alberta

Nestled on one of Fairview's most picturesque, tree-lined streets, this charming "house on the hill" is a beautifully renovated bungalow with incredible landscaping, blends character, style, and modern upgrades effortlessly. The home welcomes you with its striking refinished hardwood floors and ample natural light pouring in through oversized windows, showcasing a spacious and inviting living area. At the heart of this home is the thoughtfully redesigned kitchen, featuring butcher block countertops, subway tile backsplash, under-cabinet lighting, and an induction cooktop paired with a built-in oven. With space for a large dining table and access to the south-facing backyard. The main floor is completed by a master bedroom with double closets, two additional bedrooms, and a renovated family bathroom finished with quartz countertops, subway tiles, and a luxurious soaker tub. A barn door opens to the basement, where a large living area with a huge egress window awaits, alongside a rec/workout space and a vintage wet bar adorned with original wallpaper that's back in vogue. The lower level also offers two additional bedrooms, a laundry area, and a stylishly renovated bathroom boasting a walk-in shower, floor to ceiling with mosaic tile, and tiled floors. This property has been carefully upgraded inside and out, including a 10 solar panel system which is tied into the grid (owner gets paid for unused energy), soffit pot lights, designer Google-controlled lighting,



updated windows, and exterior industrial-style detailing with wood and corrugated iron. Outdoor living spaces are equally impressive, with a west-facing patio, a large and private south-facing backyard shaded by aspens and a mature maple, as well as a cosy firepit area. The oversized 25 x 20 garage, complete with heating capabilities (gas line and old furnace in place), adds additional functionality to this remarkable property. Situated in an unbeatable location, the property is a short stroll from Le Roi Daniels and Fairview Schools, the retro-inspired Toppler Bowl, and local hotspots, including the Italian Centre and Chinook Mall, with downtown Calgary just a 15-minute drive away. This home offers the perfect blend of charm, comfort, and convenience, ready to welcome its new owners.

Built in 1959

Essential Information

MLS® #	A2201951
Price	\$650,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	123 78 Avenue Se
Subdivision	Fairview
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2H 1C5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Off Street, Oversized, Workshop in Garage
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Wet Bar, Wood Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Lighting, None, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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