

# \$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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