

# \$749,900 - 125 Capri Avenue Nw, Calgary

MLS® #A2216924

**\$749,900**

4 Bedroom, 2.00 Bathroom, 1,244 sqft

Residential on 0.13 Acres

Charleswood, Calgary, Alberta

Charming, large original-owner MCM bungalow with curb appeal and a spacious lot, just a block away from Nose Hill Park. Easy walk or bike to the UofC and surrounding shops, restaurants, and the c-train or just bike 30 minutes through stunning Confederation Park to downtown! This classic Nu-West "Lakewood" home boasts a highly desirable and flexible center-hall layout, ready for your renovation vision. The main floor features original hardwood floors, a cozy living room with views facing Nose Hill, and a kitchen with a classic breakfast nook that leads into a full dining room. Three generously sized bedrooms complete this level. The basement is perfect for redevelopment, with 5 full sized windows, an additional bedroom, second bathroom, laundry, mechanical (newer furnace) and workspace. Outside, you'll find a 25x23 foot heated oversized double garage/workshop, and still plenty of room for kids to play on the expansive R-CG lot. This property offers endless potential in one of Calgary's most desirable locations. Don't miss out! Join us for the open house this Sunday from 12-5 pm!

Built in 1959

## Essential Information

MLS® # A2216924

Price \$749,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,244
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	125 Capri Avenue Nw
Subdivision	Charleswood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2L0H3

### Amenities

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

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	May 3rd, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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