



GRASSROOTS
REALTY GROUP

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3215 1 Street SW
Calgary, Alberta

MLS # A2213582



\$1,599,900

Division:	Roxboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,948 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Rec		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Chandelier, Crown Molding, Double Vanity, Jetted Tub, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s)		
Inclusions:	None		

Located on a QUIET CUL-DE-SAC & situated on a beautifully treed 50'x126' lot in the heart of Roxboro, this spacious bungalow offers 1948 sq ft on the main level plus 1570 sq ft of developed living space in the basement & presents a prime opportunity to renovate or redevelop & build your dream home in the inner-city. The main level showcases great space with large principal rooms & plenty of natural light ready to be transformed into a modern dream space. Additionally, the basement includes huge family & recreation rooms, a large bedroom, 3 piece bath, laundry room with sink & storage. Outside, enjoy a SUNNY WEST FACING BACK YARD with mature landscaping & the idyllic location with easy access to scenic Elbow River pathways & close to bustling 4th Street restaurants & cafes, excellent schools, shopping, public transit & easy access to downtown via 4th Street.