



GRASSROOTS
REALTY GROUP

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**2027 Georgia Street SW
Calgary, Alberta**

MLS # A2214471



\$895,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,305 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized, See Remarks		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Many Trees, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: N/A

OPEN HOUSE - Saturday, April 26 from 1PM to 3PM - GLENDALE AT ITS BEST - This wonderful property is ready to be your next home - over 2000 square feet of LIVING SPACE offered with an inviting floor plan. This home is rich in charm and comfort! HIGHLIGHTS include hardwood throughout the main floor living spaces, an UPDATED and OPEN CONCEPT kitchen and dining room IDEAL for family gatherings and shared FAMILY TIME - a SPACIOUS living room with a convenient gas fireplace overlooking your GARDEN perfect for your cat to watch birds and squirrels or a cozy winter night with hot chocolate - 4 generous BEDROOMS and 2 full BATHROOMS - a LARGE rec room with SECOND gas fireplace - full LAUNDRY room with ABUNDANT STORAGE throughout the house. OUTSIDE is equally appealing and practical featuring an OVERHEIGHT double garage - incredible WEST backyard and large SOUTH facing side yard highlighted with an aluminum PERGOLA, FLAGSTONE PATIO, voluminous greenery and pond. Finally, enjoy the practicality of this excellent location - 5 SCHOOLS and transit access within walking distance - STEPS AWAY from Turtle Hill with kids play park, tobogganing hill, tennis courts, skating, hockey rink, and other community facilities and a short commute to downtown. Make this wonderful home yours today!