



GRASSROOTS
REALTY GROUP

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3975 206 Avenue SE
Calgary, Alberta

MLS # A2215106



\$630,000

Division:	Seton		
Type:	Residential/House		
Style:	Bungalow		
Size:	948 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3
Garage:	None, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: None

Open House Sunday, May 4 from 2pm to 4pm. Beautifully maintained bungalow with a Legal Basement Suite, the perfect mortgage helper or investment opportunity! The main floor features 2 spacious Bedrooms and 2 Full Bathrooms, offering a bright, functional layout ideal for families or professionals. The 1 Bedroom, 1 Bathroom Basement Suite has a private entrance, full kitchen, private laundry, and great rental potential. Located in a prime area with excellent access to public transit, hospitals, shopping, and recreation, this property combines lifestyle and income in one smart package. Whether you're looking to live in and rent out, or expand your portfolio, this home delivers exceptional value and versatility. With its solid structure, updated features, and income-generating potential, this is a rare find that ticks all the boxes. Enjoy the comfort of homeownership with the bonus of added financial freedom, this is an opportunity you don't want to miss. Don't miss this turnkey opportunity, schedule your viewing today!