



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3128 - 49 Street SW
Calgary, Alberta

MLS # A2222541



\$700,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,008 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, See Remarks, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	(SR0
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: Lower level fridge & stove

**** AMAZING location** – walk to green space parks & paths, several schools & churches, Opimist Athletic Centre & Park, local shopping & eateries, regional shopping and so much more! Great access to downtown Calgary & to the major traffic arteries in all directions. **** LARGE** 50 ft x115 ft lot on a very quiet desirable street with a good sized, fenced private backyard, a **DOUBLE** detached **HEATED** garage – **PLUS** extra RV parking and a **STORAGE** shed. **** THE MAIN Floor** – has a bright and airy formal living room / dining room, a nice size kitchen with full compliment of appliances (ideal setup for the open-concept kitchen & great room). The primary bedroom is a good size with **DOUBLE** closets. The second bedroom is also a nice size with ample closet space. **PLUS**, a full main floor bathroom. **** THE LOWER Level** – is a very open concept space, with huge family room, kitchen & eating area, a **THIRD** bedroom and a **FULL** bathroom. The laundry room is separate and can easily be shared with both up & down. **NOTE:** the owner did not fully permit the lower-level development but had it completed to create some added income (this could be properly permitted – **PERMIT** Masters) **** UPGRADED** features & mechanicals in recent years. **** THE GARAGE** – is insulated, boarded and heated – **GREAT** shop and or hobby space. **** CALL** – your favorite Real Estate Agent to check-it-out --OR-- come by our **OPEN Houses** – Saturday & Sunday July 5th from 1:30 pm -to- 4:00 pm. ***** DON**’t miss this one – come by to **CHECK-it-OUT!!!** --- **OFFERS** to be presented on Monday evening!