



**GRASSROOTS**  
REALTY GROUP

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**11016 5 Street SW**  
**Calgary, Alberta**

**MLS # A2223643**



**\$349,900**

<b>Division:</b>	Southwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	506 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	None, On Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** None

Incredible Opportunity . . . Savvy homebuyers and investors looking for incredible value with NO CONDO FEES. You are going to love this beautifully updated 2-bedroom home that ticks all the boxes. As you step across the threshold of this newly-updated home the timeless flooring and sparkling stylish lights will leave you breathless . . . The spacious living room and dining room with it's warm cedarwood ceiling and two large windows are perfect for entertaining! A tasteful kitchen with its exquisite quartz counter and stylish new soft-close white cabinets, new refrigerator, new stove and new built-in microwave are an entertainers dream - overlooking your own private backyard! Pamper yourself in the modern 4-piece bathroom offering a new sleek design, perfect for unwinding after a long day. The developed basement is home to two spacious bedrooms, each with a brand new window, storage area and utility room with furnace and laundry area. The hot water tank was replaced in 2021 and the furnace was replaced in 2018. Conveniently, located in the vibrant community of Southwood, this home is surrounded by exceptional amenities, just steps from the scenic beauty of the absolutely gorgeous Southwood Community Park, a short stroll through this park brings you directly to the Anderson LRT Station and easy access to all major thoroughfares, shopping and schools. Opportunity is knocking . . . Make it Yours!