



GRASSROOTS
REALTY GROUP

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2715 40 Street SW
Calgary, Alberta

MLS # A2226409



\$800,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,231 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Carport, Double Garage Detached, Garage Door Opener, Off S		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Pride of Ownership. Inner City. Large lot is zoned R-CG, offering strong potential for redevelopment. Future development. Brick Exterior, 4 Bedroom Bungalow, Hardwood Floors. Bright and Spacious. Will accommodate 2 Families. 2 Laundry hookups up/Down. Large Yard. Rear Alley Access. Double Detached Garage, +Carport with Garage Door, RV Parking. Heated Workshop 13.2' x 38.21'. Immediate Possession. Private Treed Yard. West Exposure.