



GRASSROOTS
REALTY GROUP

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95 Holland Street NW
Calgary, Alberta

MLS # A2227691



\$639,000

Division:	Highwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	934 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Dry Bar, Jetted Tub		

Inclusions: Refrigerator in basement, 2 sheds, compressor in garage, 3 work benches in garage

Open House Sunday, June 29th, 2 -4 p.m. Terrific value in this charming, fully developed bungalow with an oversized, heated double detached garage in desirable Highwood! Step into a cozy living room featuring a wood-burning fireplace framed by built-ins and open to a cheerful galley kitchen with loads of white cabinetry, ample counterspace, a comfortable nook and raised breakfast bar. The main floor offers two bedrooms, including primary with patio doors leading to the backyard, along with a full 4 piece bath. Original hardwood floors add character and warmth throughout much of the main level. The fully finished lower level expands your living space with a generous recreation room, 2 additional bedrooms, a 3 piece bath, laundry and storage. Situated on a huge, 6318 sq. ft. corner lot, this property offers a fully fenced, private backyard, with both front and rear decks, a patio, and the convenience of a heated, oversized double detached garage. Close to schools, shopping and transit. A wonderful place to call home!