



GRASSROOTS
REALTY GROUP

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3772 136 Avenue NW
Calgary, Alberta

MLS # A2228473



\$849,999

Division:	Sage Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,265 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Hot Water, Humidity Control	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Asphalt, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, See Remarks, Separate Entrance		

Inclusions: NA

Welcome to this spacious and beautifully upgraded 2253 SQFT home offering modern features and excellent income potential! The main floor boasts a versatile Den that can easily be converted into a 4th bedroom, a bright open layout with 9' ceilings, and Level 4 Kitchen and Washroom upgrades for a luxurious touch. Upstairs features 3 generously sized bedrooms and 2.5 bathrooms. The basement offers a legal 2-bedroom suite with a private side entrance, currently rented for \$1500/month — perfect as a mortgage helper! Enjoy peace of mind with a new roof and siding (Sept 2024). Outdoor living is complete with a vinyl deck and fully fenced yard. Located close to all amenities — Walmart, Petro-Canada, Tim Hortons, Banks, and many more — making everyday living convenient and comfortable. A must-see property for families and investors alike!