



GRASSROOTS
REALTY GROUP

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4 Laycock Drive NW
Calgary, Alberta

MLS # A2231488



\$575,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	978 sq.ft.	Age:	1956 (69 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

Corner lot! Handyman special.. so much potential! Add A secondary suite which would be subject to approval and permitting by the city/municipality or great for new development. Location, location, location! This is a fantastic 60 x 100' lot with no neighbors only on one side. A traditional, two bedrooms and a bathroom, and a formal dining room upstairs and two non-conforming bedrooms and a bathroom in the basement with a single car garage. This home could be renovated into your dream home - wide open for your ideas. There is tons of parking. Close to schools, shopping, main roads, McKnight Boulevard and Deerfoot Trail, downtown, tons of amenities. Call your Realtor today!