



GRASSROOTS
REALTY GROUP

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**48 Scenic Way NW
Calgary, Alberta**

MLS # A2231871



\$664,900

Division:	Scenic Acres		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,766 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions:	N/A
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Great LOCATION, Great SPACE, Walking distance to the LRT. South-facing, beautiful backyard. This spacious 1766 sqft-plus living space home with 3 BEDRMS, 2 FULL & 1 HALF bath, main bedrm with a walk-in closet. Relax, also, in the Family Room with its BUILT IN WALL UNIT & Wood Burning fireplace with brick surround. The lower floor has a laundry. Finished basement with 4th bedroom. DON'T MISS OUT!!