



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1532 42 Street SE
Calgary, Alberta

MLS # A2232743



\$585,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Flag Lot, Front Yard, Lawn		

Heating: Forced Air

Floors: Hardwood, Tile

Roof: Asphalt

Basement: Full, Suite

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: security system, recorded video system, all blinds

This extensively renovated bungalow is turn-key ready and sure to impress! Every detail has been attended to, from the new lighting to the refinished hardwood floors and newer appliances. Inside, you'll find an open-concept living room and kitchen, perfect for modern living. The main floor features a spacious primary bedroom, two additional good-sized bedrooms, and a three-piece bathroom. The fully developed basement offers an illegal suite with its own entrance, including one bedroom, a family room, den, and a four-piece bathroom. This presents a fantastic investment opportunity or an ideal setup for an extended family. Step outside to a spacious backyard with a good-sized heated two-car garage and an additional two car parking pad. The roof is newer and new gutters with leaf guard have been recently installed. Located in a fantastic central location, you'll enjoy proximity to schools, shopping, transit, parks, and playgrounds. Plus, it's just minutes from downtown and various recreation facilities. This home truly is a rare find and won't be on the market for long!