



GRASSROOTS
REALTY GROUP

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283 99 Avenue SE
Calgary, Alberta

MLS # A2233740



\$1,099,900

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,826 sq.ft.	Age:	1965 (60 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, C		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Flag Lot, Fruit Trees/Shrub(s), Private, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Two washers, two dryers, two refrigerators and two stoves

EXCELLENT INVESTMENT OPPORTUNITY to become the owner of this EXECUTIVE style raised bungalow with 1826SF on the main floor plus fully developed LEGAL BASEMENT SUITE (1625SF), a HUGE LOT (70x190) with over 9,600 SF (0.22 Acre), total 5 Bedrooms 3 Bathrooms, two kitchens and two laundry rooms, with back alley access and RV PARKING and OVERSIZED DOUBLE GARAGE, it is located in sought after Willow Park Community. This property is in immaculate condition and shows pride of ownership. Attractive open concept with living room, kitchen, family room and dining area. When you enter the house, the open foyer welcomes you with lots of natural light and views into the sunny south facing backyard. The park-like setting is a dream!!! Mature trees provide shade on those warm summer evenings. Here you can enjoy BBQs with friends and family. A spacious garden-shed provides all the room you need for your garden tools and furniture. The double detached heated garage gives shelter for 2 cars and all your winter outdoor equipment. The warm and inviting kitchen is a dream for every gourmet cook with all stainless-steel appliances, shining black color granite counter tops. Lots of cabinets offer plenty of space for storage. Huge living room with VAULTED CEILING and a gas fireplace – perfect to cozy up on those cold winter days. The huge primary bedroom comes with walk in closet and 6-piece ensuite. Second and third bedroom on the opposite side of the house which give you a lot of privacy. The laundry room with new washer and dryer is conveniently located at the end of hallway. The LEGAL basement suite offers 2 bedrooms, another full bathroom, a HUGE flex room (700SF) with high ceiling and a few south facing windows. Here is enough space to play pool or watch TV with your loved ones. Easy access to all amenities including

shopping (South Center Mall), schools and drives to the mountains through Ring Road. This house is currently operating as a very successful AIRBNB with on upper unit (Annual AIRBNB income of \$68,000) plus the long-term tenants(annual rent of \$18,000). Act today to start making money or you live on one level and rent the rest!!