



GRASSROOTS
REALTY GROUP

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**2472 Capitol Hill Crescent NW
Calgary, Alberta**

MLS # A2235488



\$838,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,075 sq.ft.	Age:	1953 (72 yrs old)
Beds:	6	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

This property is a prime location/opportunity for Developers/Investors or Homeowners that would like to build their equity to maximize the home value. This home sits on a 50 ft x 120 ft lot. Ideally situated a close walk to the U of Calgary, 10 minutes to Downtown, shopping schools, parks. Banff Trail LRT station. This home features newer shingles(2019) newer hot water tank, and some newer windows