



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2235488**



**\$838,000**

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

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