



GRASSROOTS
REALTY GROUP

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6311 35 Avenue NW
Calgary, Alberta

MLS # A2235614



\$614,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,189 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Vinyl Windows		

Inclusions: n/a

**** OPEN HOUSE SATURDAY & SUNDAY JULY 19 & 20 2PM-4PM**** Welcome to this newly renovated Bi-Level situated on a quiet street just a short walk to the bow river. Offering a spacious living room and functional open concept kitchen with 5 bedrooms and 3 full bathrooms. Stunning new upgrades throughout the main with all new cabinets, backsplash, counter tops and brand new appliances. The lower level illegal suite features 2 good sized bedrooms , full laundry and a wonderfully upgraded full bathroom and kitchen. There is an over-sized attached single garage for your convenience, along with extra parking in the back lane. Stepping outside the yard offers great views and tons of sunlight. Located within walking distance are a variety of amenities including grocery stores, restaurants and parks. This home is a must see!