



GRASSROOTS
REALTY GROUP

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

6320 Tregullas Street NW
Calgary, Alberta

MLS # A2235615



\$685,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	4 Level Split		
Size:	953 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	3
Garage:	Carport, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Many Trees, Rectangular Lot, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: -

investor OPPORTUNITY KNOCKS || GREAT LOCATION . NEWER RENOVATION OF THE WHOLE HOUSE , new windows all Led lights and auto senser lights outside entrance and living room. This 4 bedrooms, three full bathrooms, home with 3 SEPARATE ENTRANCES has loads of potential; great for live up and rent down or someone looking to live and make the home their own! Highlights of this family home include a distinctive layout with a VAULTED main level & exposed beam, spacious open concept living and dining areas, large bright windows to bring in the natural light, 2 extra entrances to the lower and basement levels easy convert to legal one bedroom suit , a kitchen area in the basement easy to covert to legal suit or a wet bar, a detached garage along with 2 covered carports, a covered patio area, a large private yard with lush foliage, and loads more! Updates and renovation already completed, FURNACE (2018), and roof shingles (2013). Convenience is all around with schools, shopping, parks, restaurants, local amenities, and transit only steps away. The Thorncliffe community is unique with quick access to Nose Hill/Egerts Park, Deerfoot City, The Rec Room, Superstore, the airport, and multiple route options to downtown and all around the city.