



GRASSROOTS
REALTY GROUP

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

7277 Laguna Way NE
Calgary, Alberta

MLS # A2236335



\$459,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	946 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, See Remarks		

Inclusions: N/A

Stay cool this summer with central air conditioning! This charming home features 2 bedrooms and a full 4-piece bathroom. Enjoy the abundance of natural light streaming through large windows, with durable laminate flooring throughout the main level. Thoughtful touches include rounded drywall corners and a stylish knock-down ceiling. The basement is wide open and ready for your personal touch—complete with roughed-in plumbing and plenty of space for a future pool table or family room. Conveniently located with a bus stop right across the street and a children’s playground just steps away. Gravel parking pad in rear for vehicles or RV/Trailer. HWT (2017), Dryer (2023).