



GRASSROOTS
REALTY GROUP

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**10619 Mapleglen Crescent SE
Calgary, Alberta**

MLS # A2237682



\$475,000

Division:	Maple Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,236 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Concrete Driveway, Driveway, Front Drive, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Separate Entrance		

Inclusions: N/A- Everything As Is

Are you a renovator or homebuyer looking to personalize your next home? This three-bedroom, two-bathroom bungalow in the heart of Maple Ridge has the bones and offers endless potential. Side entrance for optional secondary suite and a layout ready for your creative vision, this property is perfect for those who want to bring their renovation ideas to life. Situated in a prime location, this home is close to fantastic amenities. Commuting is convenient with quick access to Blackfoot Trail, Macleod Trail, and Deerfoot Trail. Embrace the opportunity to create a dream space in one of Calgary's most established neighborhoods. Book a viewing today to explore the possibilities!