



GRASSROOTS
REALTY GROUP

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4639 70 Street NW
Calgary, Alberta

MLS # A2238624



\$589,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	790 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, RV Access/Parking, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions:	Garden Shed
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Great Location!! Across the street a playground. River walking path / bike path 2 blocks away. 3 Blocks to Community center and High school. Cozy home has been well loved, Newer shingles, Newer siding, Windows are newer, Newer front deck, many upgrades over the years. Efficient Boiler Heating system provides cozy even heat. Very Functional floor plan makes this home feel Bigger! The Backyard Park-like setting will make you feel like your miles from the city. Huge front and Rear decks are very private, Great for entertaining. Big backyard is private surrounded by trees and fenced. Oversize (16 x 22) Heated single garage with newer garage door & opener. Parking for RV. Also included is a garden shed. **Excellent Investment for the future! Bowness is a Rapidly changing Community with New Homes being built through-out. Lot is 48 x 120 zoned RC-G, Can be sub-divided for Future development, making this an excellent long term investment. Don't miss out ! Call your favorite Realtor today.