



**GRASSROOTS**  
REALTY GROUP

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**2732 66 Street NE**  
**Calgary, Alberta**

**MLS # A2239400**



**\$434,000**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Level Split, Attached-Side by Side		
<b>Size:</b>	810 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Covered		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** none

**NO CONDO FEE! ABSOLUTELY BEAUTIFUL! STUNNING VIEW!** This gorgeous home has 2 bedrooms upstairs, one big room downstairs and 2 full baths! Upgrades include newer roof, newer windows, NEW luxury vinyl flooring and NEW washroom! Close to all amenities: park, restaurants, groceries, transits, and major highways ie TransCanada, 68th St., Stoney Trail. **MUST SEE!**