



GRASSROOTS
REALTY GROUP

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10829 5 Street SW
Calgary, Alberta

MLS # A2239431



\$459,000

Division:	Southwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	860 sq.ft.	Age:	1973 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, On Street, Unpaved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

Great Location in Southwood! This bi-level half duplex offers 2 spacious bedrooms and no condo fees—perfect for first-time buyers or investors. The main floor features beautiful bamboo hardwood flooring, a bright living room with access to a private balcony, and two generously sized bedrooms. The partially developed basement includes an additional bedroom, a cozy family room, and a half bathroom. Newer furnace, water tank 2015, roof 2019. A fantastic opportunity in a desirable area located close to the C-train station and quick access to Macleod Trail for all your daily amenities. ***SEE VIRTUAL TOUR*** Book your appointment with your favorite agent now!