



GRASSROOTS
REALTY GROUP

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120 8 Avenue NW
Calgary, Alberta

MLS # A2240146



\$600,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	927 sq.ft.	Age:	1922 (103 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Softwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NO

A gem in WEST Crescent Heights, loaded with character, charm and an amazing location, steps from the ridge, overlooking the city… This bungalow has an open living and dining room with wall to wall hardwoods w/ 2 bedrooms up + 2 bathrooms. 33x120 ft lot in the middle of the block suitable to build your dream home. surrounded by private hedges…. Wonderful front mudroom and deck, garden setting, back patio and single garage. high eff furnace, updated panel and well taken care of inside and out.