



**GRASSROOTS**  
REALTY GROUP

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**2225 29 Avenue SW**  
**Calgary, Alberta**

**MLS # A2240865**



**\$550,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,069 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Hardwood
<b>Roof:</b>	Tar/Gravel
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Dry Bar

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** no

Old Calgary/Young Calgary Collide! Your family's opportunity to own your own, in this Vibrant and dynamically evolving neighbourhood, Less than 10 to Downtown. Affordably priced under \$600,000, and nestled amongst million dollar properties. You are within Walking distance to the South Calgary Swimming pool, Guiffre Library, Up scale Grocers, Trendy Cafe's, Brewers and the Boutique Restaurants of Marda Loop, ..and don't forget the Pizza Place that has been there for almost 50 years Over 1000 square feet on the main floor. This 50's bungalow features the best of that era: hardwood floors, 3 decent sized bedrooms. an open Living Dining that offers flexibility to suit varying family needs. "Party anyone"? some past upgrades with a More modern Kitchen, 4 appliances, &hellip; Has a Four piece bath with a deep tub for a quiet respite from the world. South facing back yard. !Let's put in a Kiddie Pool! The Single Garage means you won't be brushing off snow and scraping windows in Winter &hellip; unfortunately, you still have to shovel the walks. Separate door to basement that leads to the family room with 50's electric fireplace and dry bar. A separate room for office, den, or workouts. Laundry Room has a soaker sink. and a separate storage room. Test out your decorating skills here. Make it what you want it to be, whatever works for you&hellip; the framework is there. This is a property that will not only escalate in value, it will allow your family to grow and thrive, not the old Calgary, but the New Evolving Calgary. This is more than a home, this is a life-style. This is your COMMUNITY.