



**GRASSROOTS**  
REALTY GROUP

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**3010 8 Street SW**  
**Calgary, Alberta**

**MLS # A2241027**



**\$1,895,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,694 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Asphalt, Double Garage Attached, Driveway, Front Drive, Garage Door Open		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Conservation, Front Yard, Garden		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RCG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** None

This lovely one and one half storey home of almost 2700 s.f. was totally gutted and renovated in 1985 from the exterior studs in, by this Seller. The current home sits on an incredible 9,321 sq. ft. lot with an environmental reserve behind it, creates privacy to view the beautiful sunrises. The main floor has numerous large windows, a formal living room and a family room, office, 4th bedroom and 3 pce bath, eat in kitchen and separate dining room,. Make a modest investment to update some elements to today's fashion and popular materials. Currently the home has 4 generously sized bedrooms and 4 full baths, with laundry above grade. Lower level has a recreation room, and 3 additional rooms that could be bedrooms with proper egress windows in place. Also, there is a Jack and Jill bathroom with two separate sinks and vanities, and a walk in shower. Unique to this home, a walk up from the lower level to an exterior door to the north side yard. Great access for a Nanny suite. The garage has a charging station for an electric vehicle. A development permit for a 4700+- s.f. new build has been applied for from the City of Calgary. These are included in asking price, and Builder - Sebo Luxury Homes will supply to serious inquiries. Take the Virtual Tour of this home.