



GRASSROOTS
REALTY GROUP

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3010 8 Street SW
Calgary, Alberta

MLS # A2241027



\$1,895,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Marble	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	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. Located on an incredible 9,321 sq. ft. flat lot with an environmental reserve behind it, creates privacy to view the beautiful sunrises.

Make a modest investment to update some elements to today's fashion and popular materials. Currently the home has 4 bedrooms and 3 full baths and 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 bathroom with two separate sinks and vanities, and 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. A verbal acceptance has been received, with written acceptance of plans expected within weeks. These are included in asking price, and Builder - Sebo Homes will supply to serious inquiries. Take the Virtual Tour of this home.