

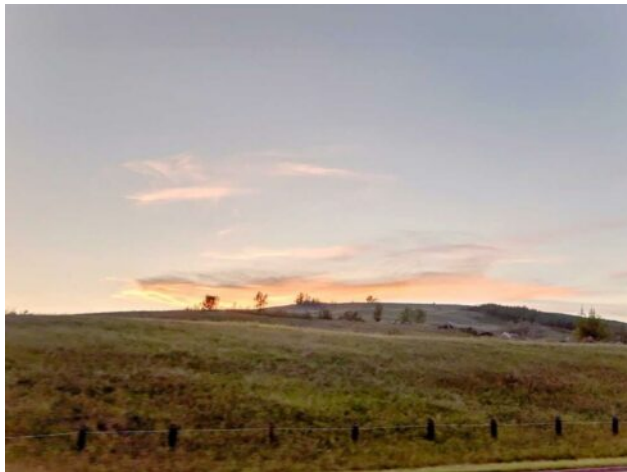


GRASSROOTS
REALTY GROUP

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221 Theodore Place NW
Calgary, Alberta

MLS # A2244407



\$499,000

Division:	Thorncliffe		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	946 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: -

NO CONDO FEES!! Stunning location backing onto green space and trail /pathway with mature trees, leading to the beautiful Nose Hill Park! Surrounded by parks and steps from Nose Hill, an abundance of walking and biking pathways are yours to choose from any direction you turn. Close to schools, shopping and the fabulous Calgary Winter Club, this property is in a prime location and in a well established community and neighbourhood. Views of the downtown and Nose Hill Park can be seen only steps from the property. With a total of 4 good sized bedrooms, 2 full bathrooms and large living areas and kitchens, this property has great potential as a family home and can easily be suited. This is a bi-level with 2 separate entrances accessible from the main entrance and perfect for 2 families. Please call to view today!