



GRASSROOTS
REALTY GROUP

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4123 30 Avenue SE
Calgary, Alberta

MLS # A2245261



\$578,800

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1970 (55 yrs old)
Beds:	5	Baths:	2
Garage:	Heated Garage, Oversized, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Asphalt, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Gas Stove, Electric Stove, Range Hood x2, Built-in Refrigerators x2, Washer, Dryer

FULLY RENOVATED HOME - 2 BEDROOM ILLEGAL BASEMENT SUITE - 2000+ SQFT OF LIVING SPACE - 5 BEDROOMS - 2 FULL BATHS - OVERSIZED DETACHED SINGLE GARAGE - STEPS FROM SCHOOLS & PARKS! Welcome to this FULLY RENOVATED HOME offering OVER 2000 SQFT OF functional living space in a family-friendly neighbourhood! The MAIN FLOOR features a bright living room, cozy dining area, and a well-equipped kitchen. There are 3 BEDROOMS ON THE MAIN LEVEL, 3PC BATHROOM AND ADDITIONAL STORAGE SPACE for convenience. Make your way to the BASEMENT, it is an ILLEGAL SUITE WITH SEPARATE ENTRANCE offering 2 BEDROOMS, A SPACIOUS REC/LIVING ROOM, 3PC BATHROOM, and A FULLY FUNCTIONAL KITCHEN. This HOME also offers an OVERSIZED SINGLE DETACHED GARAGE and a BACKYARD, ALL WITHIN WALKING DISTANCE TO SCHOOLS, PLAYGROUNDS AND PUBLIC TRANSIT! AMAZING VALUE FOR FIRST-TIME BUYERS OR INVESTORS!