



GRASSROOTS
REALTY GROUP

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**7711 47 Avenue NW
Calgary, Alberta**

MLS # A2245495



\$605,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	941 sq.ft.	Age:	1956 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Storage, Wood Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: none

Excellent 50x120 lot for building/future redevelopment in an excellent community. Bowness Park is a close drive. Good income generating home to live on main level and rent the lower suite. Was rented for \$1800 for main floor plus \$1,000 for the lower suite. Hardwood floors on the main level. Newer furnace. Double detached garage is heated.