



**GRASSROOTS**  
REALTY GROUP

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**116 9 Avenue NE**  
**Calgary, Alberta**

**MLS # A2245778**



**\$949,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,992 sq.ft.	<b>Age:</b>	1927 (98 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Prime Crescent Heights location. Just off Centre Street, and a quick walk downtown. Total of 1992 SQF of living space. You will love this 1 and half storey home. FULL 50'x120' Lot. New exterior stucco, new roof, new furnace. This three bedroom plus den house has 9 ft main floor ceilings & new floors, living room with a fireplace, great size dinner room, new kitchen with breakfast nook , patio door to a new deck, main floor full bath, good size loft. Bedrooms are good size, newer double detach garage. Great square footage with excellent spacious layout. Call for a viewing today.