



GRASSROOTS
REALTY GROUP

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4 Cornell Place NW
Calgary, Alberta

MLS # A2248147



\$684,900

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Irregular Lot, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Pantry, See Remarks, Separate Entrance, Storage		

Inclusions: none

INVESTOR ALERT!! If you are handyman looking for a project, this 1100+ sf bungalow is located on a huge corner lot across from a small park and has great potential! The main floor has a large living room, kitchen adjacent to the dining room, 3 good sized bedrooms and the main bath. There is a separate rear entrance to access the basement which offers excellent potential for a future secondary suite (with city approval). The basement development currently has a large rec room with wet bar, 2 bedrooms, 4 piece bath and utility/storage area. Outside you'll find a good size yard with mature landscaping and a double detached garage. The exterior of the home was painted in 2016, shingles updated in 2012 and eavestroughs updated about 2-3 years ago. Located close to transit, shopping, an easy commute to the U of C and SAIT and great access to major thoroughfares. This home will require updating and is sold AS-IS. Some rooms have been virtually staged.