



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

6827 37 Avenue NE  
Calgary, Alberta

MLS # A2248919



**\$475,000**

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,248 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Gated, Off Street, RV Access/Parking, Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

WELCOME TO A MAGNIFICENT HOME WITH A LARGE IMPRESSIVE SOUTH FACING BACKYARD. NEW WINDOWS AND HIGH QUALITY LAMINATE FLOORING THROUGHOUT. THE MAIN LEVEL FEATURES A LOVELY DINING ROOM WITH BAY WINDOWS. THE RENOVATED KITCHEN FEATURES STAINLESS STEEL APPLIANCES, PLENTY OF COUNTER TOPS AND CABINETRY. THE LIVING ROOM OFFERS A VIEW ON THE LARGE, FULLY FENCED, SOUTH FACING BACKYARD. RV PARKING. PLENTY OF ROOM FOR A POTENTIAL GARAGE. THE UPPER LEVEL FEATURES 3 LARGE BEDROOMS, AND A FULL BATHROOM. THE PARTLY DEVELOPED LOWER LEVEL FEATURES A FULL BATHROOM, AND THE POTENTIAL FOR A SIDE DOOR SEPARATE ENTRANCE.