



GRASSROOTS
REALTY GROUP

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70, 7205 4 Street NE
Calgary, Alberta

MLS # A2249086



\$399,900

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,259 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Outside, Stall		
Lot Size:	17.62 Acres		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Lawn, Square Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 474
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: N/A

END UNIT - RENOVATED - NEW FURNACE - NEW A/C - NEW WINDOWS - NEW KITCHEN This property has a total of 3 bedrooms, 1.5 bathrooms and over 1,600 SQFT of living space! The main floor has a nice open living room, 2 pce bathroom and a new kitchen with quartz counter tops, high-end stainless steel appliances and tons of storage space/cabinetry! The upper level has 3 bedrooms and 1 full 4pce bathroom. The lower level has extra space for the family. Affordable price! Great location close to schools, parks, shops and public transit. Schedule your showing today!