



GRASSROOTS
REALTY GROUP

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2427 47 Street SE
Calgary, Alberta

MLS # A2250314



\$459,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,053 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Few Trees, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Soaking Tub		

Inclusions: none

"" OPEN HOUSE: SATURDAY, AUGUST 23, 2:00 - 4:00 PM "". Excellent 3 bedroom, 2 bathroom opportunity for you as a starter home, young family home, investment option. Very quiet location and neighborhood (great neighbors who look out for each other), 1053 sq ft bungalow with updating including kitchen cabinet fronts, bathrooms, oak hardwood flooring and basement partly complete (needs flooring and ceilings). Basement rooms include an upgraded 3 piece bathroom, large rooms for future family room, games area and future den/bedroom. Upgrades within the home include: hi efficiency furnace (2022), hot water tank (2022), roof shingles (2015), dishwasher (2024), two e-gress windows in the basement (2021), garage door replaced (2021), electric panel (approximately 1980), sewer line rootered (2023), plumber inspected plumbing lines, taps and drains (2025), furnace maintenance program (\$20 a month)