



**GRASSROOTS**  
REALTY GROUP

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**1311 68 Street NE**  
**Calgary, Alberta**

**MLS # A2251410**



**\$529,900**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Storage		

<b>Inclusions:</b>	Freezer downstairs
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Welcome to this 4-bedroom, 2-bathroom bungalow with great curb appeal and a generous front yard. The main floor offers a bright living room with large windows and vinyl plank flooring, plus a cut-out to the kitchen for an open feel. The kitchen is spacious and functional with granite countertops, black appliances, ample cabinetry, and a dining area. Three bedrooms and a 4-piece bathroom complete the main level. The fully finished basement features a large recreation room, a fourth bedroom, and an additional bathroom. The massive backyard is perfect for entertaining with a deck, patio, and plenty of space to enjoy. An oversized double garage and RV parking add extra convenience. Close to schools, shopping, and transit. Don't miss your chance to make this home yours!