



GRASSROOTS
REALTY GROUP

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209 47 Street SE
Calgary, Alberta

MLS # A2252354



\$605,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	3
Garage:	Carport, Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air

Floors: Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full, Suite

Exterior: Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NONE

Welcome to this beautiful updated bungalow in the community of Forest Heights with LEGAL SUITE. It is ready for you to move in and enjoy the summer, the home features a welcoming open concept design that seamlessly connects the living room, dining room and kitchen. Modern updates enhance the space, beautifully complimented with vinyl flooring. The house comes with newer windows that provide natural light, brand new vinyl flooring, upgraded washrooms, furnace, hot water tank and lighting. It has a separate laundry upstairs. The heart of the home, the kitchen, boasts double-toned cabinetry with soft-closing drawers, quartz countertops. Large windows in the kitchen overlook your spacious backyard. The basement is also ready to be enjoyed, it is newly built and has an LEGAL suite, a two large bedrooms with egress windows, as well as a full bathroom. The basement includes it's separate entrance and laundry. The property also includes a double detached garage and built on a large lot (6,049.32). This bungalow is just a short walk away from schools, groceries, and much more, with close proximity to major routes. This is an incredible opportunity to make it your own, call your favourite realtor before it's gone.