



**GRASSROOTS**  
REALTY GROUP

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840 Cannell Road SW  
Calgary, Alberta

MLS # A2252830



**\$639,900**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Canyon Meadows                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 1,251 sq.ft.                                                            | <b>Age:</b>   | 1973 (52 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                                  |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Level, Private, Rectangular Lot, Secluded, Treed |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame              | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Storage, Sump Pump(s)   |                   |      |

**Inclusions:** N/A

Welcome to mid-century modern charm in a beautiful setting on a quiet street - serenity in the city. Your beautiful and private back yard oasis is facing south and west, giving you lots of sun in the evenings, and for the morning sun (or shade on hot evenings) you have a charming Sierra Stone patio beneath your gorgeous weeping birch tree at the front of the house on your irrigated front lawn. This beautifully maintained home is ready for your upgrades and personal touches to make it your own (and what a beautiful neighborhood to do it in). On the main floor, beneath your vaulted ceiling, you've got a fireplace in your big living room, three bedrooms and two bathrooms, and a bright south facing kitchen - and all these rooms have triple glazed windows. Downstairs is a large family room with another fireplace, a fourth bedroom, an office (or another bedroom), another three piece bathroom, and lots of storage. You've got two gas fireplaces to keep you cozy in the winter, and air conditioning for that summer heat. So much potential to update your new home into something special, and it's priced to sell... don't miss out!