



GRASSROOTS
REALTY GROUP

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2429 Holly Drive SE
Calgary, Alberta

MLS # A2252955



\$509,900

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	919 sq.ft.	Age:	1962 (63 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Irregular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, Storage		

Inclusions: N/A

HOME Faces Large open School Yard ,HUGE 24x 26 GARAGE plus parking pad with Rear Lane access . SPLIT SIDE ENTRY for Private access to basement . Kitchen with eating area and stove approx .1 yr . old . Large living room with view to school yard. Beautiful hardwood flooring under carpet . Wide open basement with laundry area, Dryer Approx . one year old . Shingles & eaves troughs on house and garage approx. one year old . Southview Community is serviced by dedicated transit access to downtown, wide range of retail shopping on International avenue , and extensive services.