

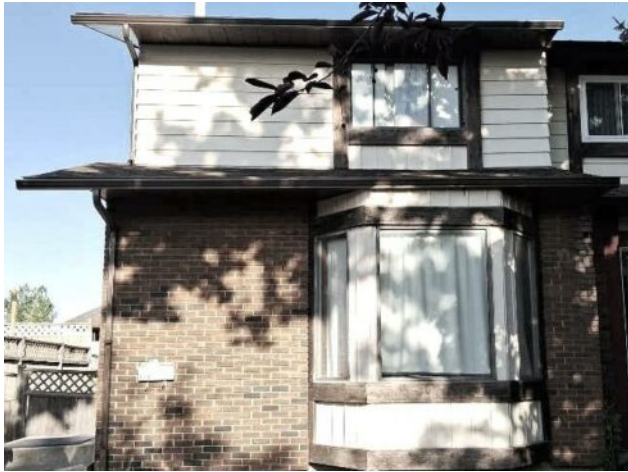


**GRASSROOTS**  
REALTY GROUP

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**110 39 Street SE**  
**Calgary, Alberta**

**MLS # A2253149**



**\$429,900**

<b>Division:</b>	Forest Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Aggregate, Driveway, Gravel Driveway, Off Street, Parking Pad, Stall, Unassigned		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Floor Furnace, 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>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Concrete	<b>Zoning:</b>	R-2A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), French Door, Laminate Counters, No Animal Home, No Smoking Home, Storage		
<b>Inclusions:</b>	none		

A remarkable spacious home that has been priced to accommodate some TLC to convert more living spaces. Currently self managed with great Cash flow with shared living spaces for four adults sharing the Kitchen, the Living room and two bathroom, two basement storage spaces maybe updated to create more rental spaces for the right Owner manager.