

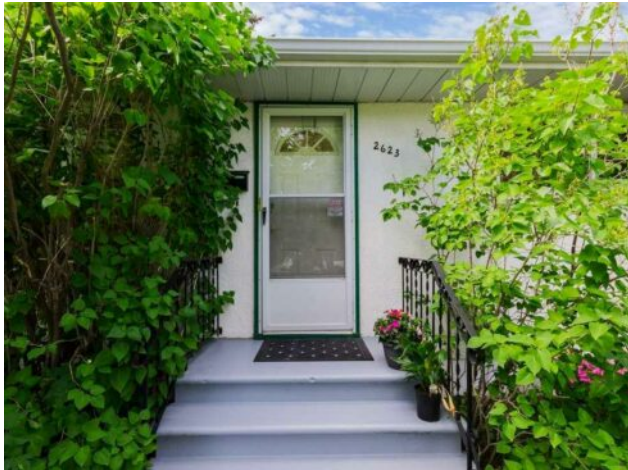


GRASSROOTS
REALTY GROUP

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2623 Glencastle Street SW
Calgary, Alberta

MLS # A2253381



\$619,330

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	862 sq.ft.	Age:	1954 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Landscaped, Level, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Piano

First time buyer alert or Contractor Building opportunity!! Super bungalow on quiet street one block from school and kids playground. This bungalow has Great Curb Appeal & on 50'x100 foot treed lot. Enter foyer and right away you see the charm as you view the combined living and dining room with huge picture window looking out onto treed front yard (Currently owner has piano in dining area). The Bright Kitchen was renovated a few years ago and is relative today with newer counters and neutral vinyl flooring, white country style cabinets and black iron handles; fridge and stove & built in dishwasher, Lots of counter space and 3 windows for amazing light including eating area. Two large bedrooms: Primary bedroom with double closet, both just around the corner of the updated 4 pc bathroom with marble tub surround, newer flooring and vanity. Main floor has hardwood flooring except kitchen and bathroom. Note as well: Newer windows main floor and lower level. Lower level is partially developed with large recreation room combined with games area. Well treed private west back yard, patio & fenced. There's an oversized single garage, electric opener and control. Fabulous location: nearby shopping; Richmond Square and West Hills as the major malls, Glendale School - 1 block; St Thomas Aquinas School-4 blocks; S Gregory Junior High-10 blocks. For the kids, nearby West Hills Rec Centre, and Optimist Park & Rec Center. Enjoy many all year round family activities in Edworthy Park (hiking trails, skip stones in the river, fishing, kids playground, BBQ your hot dogs or hamburgers by the river & more. All these amenities are within 5-10 minutes away including Quick and easy access to Downtown, Stoney Trail & LRT also has access nearby. Truly a great home and opportunity for first time buyer or builder/contractor, thus a must come and see and buy.

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