



**GRASSROOTS**  
REALTY GROUP

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**1908 65 Street NE**  
**Calgary, Alberta**

**MLS # A2253387**



**\$599,900**

<b>Division:</b>	Pineridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,205 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Tucked away on a quiet street, this spacious 5 bedroom, 3 bath bungalow offers over 1,200 sq. ft. on the main floor plus a fully finished basement—perfect for families, entertaining, or future redevelopment. From the moment you step inside, you’ll love the bright and inviting layout. A generous living room with a cozy wood-burning fireplace sets the tone for relaxing evenings, while the dining room is ready for family gatherings. The large eat-in kitchen overlooks the east-facing backyard, making mornings cheerful and bright. Three bedrooms on the main level include a private primary suite with its own 2 pc ensuite, plus two additional bedrooms and a 4 pc bath. Downstairs, the finished basement expands your living space with a huge rec room featuring a second fireplace, another full bath, two more bedrooms, laundry, and a storage room. Outside, the oversized lot and R-CG zoning open the door to exciting future development potential. The fenced yard is easy to maintain with mature landscaping, while the oversized double garage, RV pad, paved alley access, and private patio add everyday convenience. All of this comes with an unbeatable location—just steps to elementary and jr high schools with a senior high school only 2 km away, multiple parks, and many transit options including Rundle and Marlborough C-Train. Village Square Leisure Centre is almost right around the corner with its wave pool, gym, rinks, and library. A variety of shopping and dining options are minutes away, most notably, AB King Pizza, a true gem amongst the locals. This home truly offers space, opportunity, and lifestyle in one package! Vacant and ready for your family to move in right away!