



GRASSROOTS
REALTY GROUP

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427 35 Avenue NW
Calgary, Alberta

MLS # A2253818



\$649,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	920 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance, Storage		

Inclusions: n/a

50 Ft x 120 Ft Property | 5,995 SqFt Lot | Incredible Location | Steps Away from Queen's Park Greenspace & Walking Paths | South Backyard | Close to CBE James Fowler & Buchanan School | Bungalow | 3 Bedrooms | 2 Baths | Studio Basement Suite(illegal) | Massive Backyard | Double Detached Garage | Rear Lane | Front Driveway/Parking Pad | Close to All Transit | Quick Commute to Downtown. Welcome to 427 35 Avenue NW; a property with an incredible location of inner city NW Calgary surrounded by amenities in a family friendly neighbourhood. This 3 bed 2 bath bungalow has a studio basement suite(illegal) with a separate entry. The main level opens to the front living room which has a wood burning fireplace with a floor to ceiling stone accent wall behind. The main level kitchen has great cabinet storage and a dining nook. The 3 main level bedrooms are all a great size and share the main 4pc bath with a tub/shower combo. Downstairs, the studio basement suite(illegal) has a separate entry through the rear of the home. The studio basement kitchen has ample cabinet storage. The basement rec room is a studio layout where the rec room is the flex space for a bedroom/living space. The laundry for this home is located in the shared space in the basement. The utility room is accessible to both the main and basement levels. Outside, this home has a concrete patio, massive lawn space and detached double garage. The double detached garage has an extended front driveway that allows for additional parking. This home is steps away from 4 St NW and Centre St making it an easy commute to downtown. The neighbourhood has multiple transit points that head to all parts of the city too. Hurry and book a showing at this home today!

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