



GRASSROOTS
REALTY GROUP

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1015 32 Avenue NW
Calgary, Alberta

MLS # A2256228



\$825,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,050 sq.ft.	Age:	1958 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

DEVELOPER ALERT! Extremely Rare Inner City Lot with an authentic Mid Century Modern Home, facing a large green park in close in Cambrian Heights. Live the vintage life in this well loved 2 owner home or develop it into your dream home. The lot is 70 feet wide by 104 feet deep. East morning Sun in the front and a west exposed rear yard flood the property with natural light. This property is located one one of those special streets, whisper quiet and across from a quiet off leash dog park. 3 bedrooms on the main floor with spacious rec room, laundry, and 2 dens in the basement. 2 Full baths! Detached 23x20 Garage. Potential abounds.