



**GRASSROOTS**  
REALTY GROUP

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2, 2008 12 Avenue SW  
Calgary, Alberta

MLS # A2256618



**\$625,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Sunalta                |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,245 sq.ft.           | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | See Remarks            |               |                   |

|                    |                                                     |                   |        |
|--------------------|-----------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                                            | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                     | <b>Condo Fee:</b> | \$ 288 |
| <b>Basement:</b>   | Finished, Full                                      | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                          | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | Poured Concrete                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Recessed Lighting, Walk-In Closet(s) |                   |        |

**Inclusions:** None

OPEN HOUSE THIS SATURDAY OCT. 11th from 11am-1pm!! Walking distance from the VERY highly ranked Sunalta Elementary School!! Upscale 3 bedroom, 3.5 bathroom townhome, located a short walk from LRT, in Sunalta. Over 1700 square feet of professionally finished living space, with spacious rooms, stainless steel appliances, granite, countertops, NEW floors, and 9 foot ceilings on the main and lower levels. Upstairs has two master bedrooms with ensuites. Downstairs has an additional bedroom, full bathroom, and a large family room wired for media. The property comes with a titled, 10x22 ft private garage with available parking out front and your own private deck. Pet-friendly, and low condo fees.