



GRASSROOTS
REALTY GROUP

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2235 29 Avenue SW
Calgary, Alberta

MLS # A2256822



\$1,100,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,022 sq.ft.	Age:	1952 (73 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Private, Rectangular Lot, Sta		

Heating:	Baseboard, Central, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Subfloor, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, French Door, Jetted Tub, Laminate Counters, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tile Counters, Track Lighting, Wired for Data, Wood Windows		
Inclusions:	none		

For more information, please click the "More Information" button. 50 x 125 ft. flat lot with a south-facing backyard in the heart of Marda Loop — a prime development location! This bungalow offers 3 bedrooms and 1 bathroom on the main level, plus a 2-bedroom, 1-bathroom illegal suite on the lower level with separate entrances and shared laundry. The property is currently tenanted.