



GRASSROOTS
REALTY GROUP

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34 Kendall Place SW
Calgary, Alberta

MLS # A2256911



\$599,000

Division:	Kingsland		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,341 sq.ft.	Age:	1957 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Bring your vision to this 1,340 sq. ft. bungalow in the prime community of Kingsland. Main level features 3 bedrooms, 1 full bath, and a spacious front addition with vaulted ceilings, this home is ready for a handyman's touch or a full renovation. Double detached garage, mature lot, and endless potential to modernize and add value. Perfect for renovators or buyers looking to create their dream home in a fantastic location!