



703 130 Avenue SW  
Calgary, Alberta

MLS # A2257762



**\$695,000**

**Division:** Canyon Meadows

**Type:** Residential/House

**Style:** Bungalow

**Size:** 1,244 sq.ft. **Age:** 1974 (52 yrs old)

**Beds:** 6 **Baths:** 2 full / 1 half

**Garage:** Carport, Single Garage Attached

**Lot Size:** 0.01 Acre

**Lot Feat:** Back Yard, Corner Lot

**Heating:** Forced Air

**Water:** -

**Floors:** Hardwood, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Separate Entrance

**Inclusions:** NA

\*\*6200 SQFT CORNER LOT | 1244 SQFT BUNGALOW + OVER 1000 SQFT LEGAL BASEMENT SUITE | 6 BEDROOMS + 3 BATHROOMS | 4 PARKING SPOTS INCLUDED | \$100K+ IMPROVEMENT OVER THE YEARS | NEW WINDOWS ON MAIN FLOOR JUST COMPLETED | NO CITY'S TREE ON PROPERTY LOT |