



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
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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

Floors: Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

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 |**