



GRASSROOTS
REALTY GROUP

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3, 511 64 Avenue NE
Calgary, Alberta

MLS # A2258912



\$285,000

Division:	Thorncliffe		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,149 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall, Unassigned		
Lot Size:	0.17 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 175
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

One of the best value 3bedroom townhomes in the city! Recently updated with QUARTZ counter tops, LAMINATE floors, WINDOWS on the main, TRIM and CASING, TILES, KITCHEN CABINETS, and fixtures in bathroom/kitchen - absolutely gorgeous.! This 3 bedroom, 1.5 bathroom is perfect for the first time buyer or real estate investor. The basement is un-touch for you to add your personal touches. The large patio located at the rear is ready to be used during those hot summer days! Located near the NEWLY redeveloped Deerfoot mall and major amenities, the location cannot be beat. Don't miss this opportunity!