



**GRASSROOTS**  
REALTY GROUP

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**2107 Munro Drive NE**  
**Calgary, Alberta**

**MLS # A2259131**



**\$609,900**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,086 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Private, See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, See Remarks, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** (R-CG)

**Utilities:** -

**Inclusions:** Electric stove, Refrigerator, Counter microwave, Some window coverings, Washer, Dryer, Garage opener, Garage remote(1), Cabinet shelving in garage, downstairs desk & chair, downstairs armoire cabinet, deepfreeze, shed

OPEN HOUSE SUNDAY SEPT.28 12:00-2:00pm. Come have a look at this fully developed 3 bedroom bungalow located in magnificent Mayland Heights. Located In a spectacular inner city community, this home sits on a large 50ft (R-CG) lot with amazing street appeal. Original owner for over 30yrs. It has a great layout awaiting your personal touches to make it your own. Main floor has original hardwood in living room and in all bedrooms. Also, vinyl windows, roof and hot water heater have been updated. The bright kitchen features white cabinets and leads to a step down side entrance to the basement.(Potential future seperate entrance legal suite with city approval and permits). Downstairs you will find a large rec-room , 2 piece bath, office/den and storage/laundry area. Enjoy the beautiful south facing fully fenced backyard with your friends and neighbourhood gatherings. Perhaps get excited about the large outdoor shed for extra storage or the oversize double detached garage adjacent to the fully paved back lane. Located close to grocery shopping and many other amenities, also multiple schools, playgrounds and parks nearby. A hidden gem close to downtown and with multiple exit routes to commute too, where ever you need to go. So don't wait and book an appointment before it is gone!