



GRASSROOTS
REALTY GROUP

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487 78 Avenue NE
Calgary, Alberta

MLS # A2262169



\$499,900

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bi-Level		
Size:	948 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Rear Drive		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Treed		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Fridge, Stove (as-is) in basement

TLC is what this property needs. This place is priced accordingly with the chance for a savvy buyer to bring it back to it's full beauty. This property is fully developed with 2 bedrooms up and 2 down. The upper level is bright and open with large living room, dining room and kitchen. The kitchen also has access to the large deck out back. At the entrance to the back there is a closet space for a stacking washer/dryer, hookup is already there. The fully developed basement has a large family room and an original summer kitchen. There is also a good sized laundry/utility room with a washer/dryer hookup and a new high efficiency furnace. The back yard is completely fenced in. Oh yes there is also a 24x24 double detached garage. The property is situated on a corner lot, great for access and parking. Don't delay , call your favourite Realtor today for your private viewing while it lasts.