



**GRASSROOTS**  
REALTY GROUP

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**4635 70 Street NW**  
**Calgary, Alberta**

**MLS # A2262796**



**\$577,700**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Separate/Exterior Entry, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

**\*\*Across the street from a playground! Quiet street. If you love the small town Vibe, with walking/ Bicycle paths along the river, 5 minutes to one of Calgary's finest parks and Close to a variety of amenities including; restaurants, grocery, medical, veterinary, transit. This well Loved updated home is perfect for you. This Bright Open concept home has 2 sizeable bedrooms on main, Newer spacious kitchen with eating area and a huge living room. This home has a long list of recent upgrades, Including; Newer kitchen cupboards, quartz counters, sink & fixtures, Newer Dishwasher, Newer Range, Newer windows, Newer flooring, Newer washer & dryer, Newer Furnace, Hot water tank. Shingles replaced about 5 years ago. All the hard work has been done! The lower level features another large bedroom, an updated full bath, updated kitchen, and huge living room, ideal for extended family, university students, guests. The lower level has a separate entrance with access to common area laundry. In the backyard a single car garage with alley access. This home is truly a great opportunity for first time home buyers or empty nesters. Call your favorite realtor today.**