



GRASSROOTS
REALTY GROUP

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4647 79 Street NW
Calgary, Alberta

MLS # A2263823



\$575,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,107 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R.CG
Foundation:	Block	Utilities:	-
Features:	Built-in Features		

Inclusions: None

INVESTORS, HERE'S YOUR CHANCE TO CASH IN! Situated on a massive 50' x 123' lot, this cozy home in Bowness gives you the golden opportunity to cash in. Whether you're a first time home buyer, someone looking to make some rental income or a developer, this property is calling. With just over 1100 sq ft. this home features 3 bedrooms and 2 bathroom. A large kitchen with no lack of storage, spacious living area and a HUGE lot, right across the street from a field!. Seller has City of Calgary approved development plans for a duplex, as well as the engineering report. Close to shopping, schools, highways, and Canada Olympic Park, this is the perfect location to call home or to invest in. Don't wait, call your favorite REALTOR® today!