



GRASSROOTS
REALTY GROUP

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703 47 Street SE
Calgary, Alberta

MLS # A2264182



\$500,000

Division:	Forest Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,020 sq.ft.	Age:	1963 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Laminate Counters, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Hidden Gem in Forest Heights! This 3-bedroom, 2-bathroom detached bungalow offers over 2,000 sq. ft. of total living space and was completely gutted and rebuilt in 2004. The basement has a separate walk-up entrance and could be easily suited. It is fully finished with a 3-piece bathroom, storage room, and large rumpus area. Located directly across from schools and parks, it's ideal for families. The extra-large lot gives you plenty of front and backyard space. The desirable, west facing backyard is well-maintained and ready for your green thumb with plenty of gardening space. An added plus is the paved back alley access to your huge oversized double dream garage that can fit 4 cars. It measures 34' x 24' and includes 12-ft ceilings, 10-ft doors, 240-volt power, and a rough-in for in-floor heating. In addition to the garage you have a drive way along the side of the house for additional off street parking. It doesn't get any better than this!