



GRASSROOTS
REALTY GROUP

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63 New Street SE
Calgary, Alberta

MLS # A2264232



\$860,000

Division:	Inglewood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,354 sq.ft.	Age:	1914 (111 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry, Quartz Counters		

Inclusions:	N/A
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Tucked into the most desirable corner of Inglewood, you do not want to miss out on this gem just steps from the Bow River. Here are five things we love about this home: 1) With five bedrooms in this home, you have unlimited options for gym space, office, flex room or a large family and plenty of guests. 2) The updated kitchen and large pantry is where you will want to entertain. The balcony just off the dining leads to more beautiful spaces for you and your guests to enjoy. 3) The character of this 1912 home has been maintained with thoughtful upgrades to make this home livable for modern day families. 4) Bathrooms! There are three full bathrooms, one on each level. 5) With every Inglewood listing, location is always noted. But this home really stands out given its proximity to the Bow River and the River Pathway system. You are literal steps away from an evening stroll down the pathway system and just a few minutes from the Harvey Passage. The shops and sights of Inglewood are a short stroll away.