



GRASSROOTS
REALTY GROUP

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1508 49 Street SE
Calgary, Alberta

MLS # A2264381



\$459,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	997 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, See Remarks, Soaking Tub		

Inclusions: Safe in Primary Bedroom, Kitchen Table, Garage Shelving, Closet Shelving, TV Wall Mounts, Desk in Bedroom, Shed

50' X 127' Lot with R-CG Zoning. Redevelop, rent or relocate to this convenient location just steps to schools, shopping, forest lawn athletic park, and 15 minutes to downtown Calgary. This charming bungalow has been lovingly cared for and updated throughout. The main floor offers an open concept floor plan with plank flooring throughout, an updated kitchen, stainless steel appliances (estimated 2017), island with eat up bar and electric fireplace with brick facing, a bright living room with a big bay window and the dining room has a built-in table with adjustable sizing. There are 3 bedrooms, making it easy for the whole family to be on one floor. The full bathroom has an updated vanity with ample counter space, subway tile and wood slat ceiling. The basement is partly finished with a 2nd full bathroom, laundry room, and side entry for easy access or future suite potential. There is a double detached garage and large yard. Windows, insulation and electrical were updated in 2017. Roof updated 2020. Book your showing today!