



GRASSROOTS
REALTY GROUP

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6827 37 Avenue NE
Calgary, Alberta

MLS # A2265898



\$460,000

Division:	Temple		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,248 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Gated, Off Street, RV Access/Parking, Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

WELCOME TO A MAGNIFICENT HOME WITH A LARGE IMPRESSIVE SOUTH FACING BACKYARD. NEW PAINT. NEW DOORS. A NEW SIDE DOOR WILL BE INSTALLED. NEW WINDOWS AND HIGH QUALITY LAMINATE FLOORING THROUGHOUT. THE MAIN LEVEL FEATURES A LOVELY DINING ROOM WITH BAY WINDOWS. THE RENOVATED KITCHEN FEATURES STAINLESS STEEL APPLIANCES, PLENTY OF COUNTER TOPS AND CABINETRY. THE LIVING ROOM OFFERS A VIEW ON THE LARGE, FULLY FENCED, SOUTH FACING BACKYARD. RV PARKING. PLENTY OF ROOM FOR A POTENTIAL GARAGE. THE UPPER LEVEL FEATURES 3 LARGE BEDROOMS, AND A FULL BATHROOM. THE PARTLY DEVELOPED LOWER LEVEL FEATURES A FULL BATHROOM, AND THE POTENTIAL FOR A SIDE DOOR SEPARATE ENTRANCE.