



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2219 40 Street SE
Calgary, Alberta

MLS # A2266991



\$499,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	881 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Quaint Bungalow located on a wide street with schools just a short walk away. Close proximity to the City Core, Main Routes, Transit and Amenities! This home has been lovingly maintained and retains many of its original features. To love: Fresh Paint, Original Hardwood, Huge Yard and Deck, Separate Entrance for Basement, 50x126' Lot, Newer Roof, Hot Water Tank and Many Windows. This home and this lot, offer a lot of potential for future development or just a great family home!