



GRASSROOTS
REALTY GROUP

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4312 5A Avenue SE
Calgary, Alberta

MLS # A2267213



\$397,800

Division:	Forest Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,100 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

FULLY RENOVATED, beautiful, 1100 sq ft home with sizable fenced and gated yard. NO CONDO FEES. It's close to all amenities, and minutes away from downtown. Everything is new. Modern finishes throughout. Luxury vinyl planks on the main floor, tastefully chosen carpets in the bedrooms on the second floor and in the basement. Brand new premium kitchen cabinetry with quartz countertops, ample of pot lighting and premium stainless steel appliances package. Huge living room with a beautiful bay window overlooking the fenced yard. Fully renovated 4 piece bathroom upstairs and renovated, full bathroom with the shower in the basement. Pantry room and dining room connected with the kitchen. Linen closet on the second floor. Game room and 4th bedroom in the basement. Laundry room with the washer and new dryer is located in the mechanical room. Besides big closets in each of the 4 bedrooms, there is extra storage in the basement. Brand new, high efficiency furnace and electrical panel. Newer roof updated with premium asphalt shingles and newer vinyl windows and entry door. Brand new deck with paver stones finishes around the stairs. The fence has a gate to park your RV or trailer. The home is move in ready and perfect for a growing family.