



GRASSROOTS
REALTY GROUP

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**3504 Button Road NW
Calgary, Alberta**

MLS # A2269369



\$649,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,057 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	1
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

**** ORIGINAL OWNERS IN BRENTWOOD **** Welcome to a lovingly cared for bungalow on a whisper quiet street in very desirable Brentwood! Amazing features include: 3 bedrooms, 1057 sq ft on main & 1036 sq ft in partially developed basement, oversized double detached garage 23 1/2 x 21 1/2, good sized private lot - 51' x 100' (5102 sq ft), 4-piece bathroom on main floor, real original hardwood (that was preserved by carpet) & much more! Location is a 10 out of 10 - super quiet street, all amenities close by, very easy access to all major routes - Crowchild Trail/Stoney Trail/Trans Canada, all schools close by, bus stop 1.5 blocks away, Brentwood LRT station 15 min walk and of course University of Calgary across Crowchild Trail! LOTS OF POTENTIAL IN THIS ONE OWNER HOME - VACANT AND READY FOR IMMEDIATE POSSESSION!