



GRASSROOTS
REALTY GROUP

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**427 Tache Avenue NW
Calgary, Alberta**

MLS # A2273238



\$549,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	1
Garage:	None		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

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

Inclusions: N/A

Only Once in a while you will rarely find an Original Owner Lovingly Cared for Home like this Beautifully Located Thorncliffe Property!! Great Floorplan & Very Well Maintained with original hardwood flooring under carpet in the Very Spacious Living Room & Bedrooms! Large Kitchen & Breakfast Nook! The Master/Primary Bedroom Features a Walk-In Closet not typically found in this era of Home! Nicely Developed Lower Level with a "Classic Roomy, Rustic" Rec Room & Bar PLUS a Large 4th Bedroom(non compliant egress window) as well as "Plenty" of Storage & Workshop area! Absolutely Gorgeous Yard with Slate Tile at the Front Patio & an Interlocking Brick Patio in the Private Backyard! PERFECT LOCATION near All Amenities!!