



**GRASSROOTS**  
REALTY GROUP

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**2204 25 Avenue NW**  
**Calgary, Alberta**

**MLS # A2273568**



**\$849,900**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance		

**Inclusions:** Hot Tub in Yard, basement fridge, stove, dishwasher, garage heater (as is)

Welcome to a superbly located bungalow on a quiet street in the heart of Banff Trail. This 55x120 sq ft size lot has endless possibilities for redevelopment. Currently, the home has 3 bedrooms + 1 full bath on the main floor. The living room is spacious with a gas fireplace. The kitchen is open with an island (granite countertops) + SS appliances. An addition was done by a previous owner off the back of the home with laundry and a mud room. This west facing back yard is huge with a hot tub and an oversized double garage (24x24ft). The basement has an illegal suite along with 2 bedrooms and a 4 piece bathroom. The furnace, water tank + panel have all been updated in the past 20 years. Home is walking distance to the U of C, numerous levels of schooling, and Banff Trail C-train station. Home won't last long!