



GRASSROOTS
REALTY GROUP

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

3108 28 Avenue SW
Calgary, Alberta

MLS # A2278875



\$969,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	848 sq.ft.	Age:	1953 (73 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, On Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

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

Inclusions: None

Attention all Builders, and or Investors. This home is being sold for land value. Prime Killarney 52 x 120 south facing front lot, situated on a fabulous tree lined street with no homes in front. A baseball diamond and room for your dog to roam forever, is 20 ft away.. This small 2 bedroom has hardwood/tile floors & a decent size kitchen albeit ready to be taken down and is one of the last of the little guys, on the street. It's had a good life span. Disclosure defects in listing. The home is being "SOLD AS IS"; and "WHERE IS"; without warranties and representation. Trust me this lot is a winner.