



GRASSROOTS
REALTY GROUP

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

14, 7519 41 Avenue NW
Calgary, Alberta

MLS # A2279342



\$354,900

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,218 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Alley Access, Assigned, Off Street, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Full	LLD:	-
Exterior:	Asphalt, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Vinyl Windows		

Inclusions: NONE

****OPEN HOUSE | SUN JAN 18 2-3:30PM**** This 3 bedroom, 1.5 bath, two storey home offers over 1,800 sq ft of livable space, including a fully finished basement. No garage? No problem — there's an enormous storage room in the basement plus an additional storage room conveniently located on the deck and attached to the unit. Set on a quiet street, the home features a bright and functional layout with a spacious living room, dining area, and kitchen that opens onto a sunny back deck (dare we say, with views of COP). The finished basement adds valuable extra space with a rec room, laundry, and exceptional storage. Outdoor living is a bonus here too, with an oversized south-facing deck that extends to a shared private fenced yard, and an upstairs private balcony off the primary bedroom. Parking is easy with one assigned stall plus convenient street parking right out front. The current owners have truly loved and maintained this home. As an important update for an established community, the sewer line has recently been scoped and augured, offering added peace of mind. While these units were originally built without hood fans, the owners thoughtfully upgraded the kitchen with a LG ventless /recirculating stove (see LG website for more info on ventless stoves). Enjoy being close to parks, schools, transit, and shopping, all within a well-managed complex with low condo fees and a proactive board. Pets are allowed with board approval. All that's left to do? Add a fresh coat of paint and make it your own. Check out the 3D tour or sound byte for more photos.