



GRASSROOTS
REALTY GROUP

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

23 Anaheim Court NE
Calgary, Alberta

MLS # A2282459



\$400,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,377 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Everything is included as-is. Sellers not removing except some personal effects and electronics

INVESTOR OR HANDYMAN ALERT! Priced well under average homes of similar size in the area. This family home features 1300sf above grade and 600sf of basement development, with 3 bedrooms, full ensuite and main bath, 1 bedroom in basement. Main floor includes living room, kitchen with island, pantry, eating nook, and half bath....lower has large area for media room, etc as well as bedroom (no egress window)....recent furnace, HWT and shingles over last 4-5 years....handyman or investor with the skills to remove, repair and clean this property could build equity and turn a profit. Amazing location on quiet cul-se-sac, close to transit, playground, walking paths, schools and moments to Stoney Trail, airport, lots of shopping. Check it out!!