



**GRASSROOTS**  
REALTY GROUP

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**919 Robert Road NE  
Calgary, Alberta**

**MLS # A2283181**



**\$769,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1956 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Pantry, Track Lighting, Vinyl Windows		

**Inclusions:** Refrigerator (2), Electric Range (2), Hood-fan (2), Washer (2), Dryer (2), Microwave, All Window Coverings, Garage Door Opener (2), Air Conditioner

Beautifully maintained raised bungalow with a 2-bedroom suite on an unobstructed view lot. Great property to redevelop or hold as a rental. The basement has a true separate entrance for easy access to the well-laid-out suite with large living area, eat-in Kitchen, 4-piece bathroom, and it's own washer and dryer, and new flooring installed in 2025. Upstairs you have hardwood throughout, large living room, upated kitchen, 2 nice bedrooms and vinyl windows. Mechanical has been updated with a high efficiency furnace in 2023. Nice yard with multiple decks, double detached garage and a storage shed.