



**GRASSROOTS**  
REALTY GROUP

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**4008 2 Street NW**  
**Calgary, Alberta**

**MLS # A2285035**



**\$695,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	1950 (76 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Detached, Oversized, Rear Drive		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Bungalow, 2 Bdrms up, 4 pce bath, kitchen with sliding door to deck, living rm. Bsmt has 2 bdrms, 3 pce bath, rec rm, kitchen/hobby rm( illegal suite). Oversized detached garage, plenty of parking for 4 cars plus rv in backyard. Rear paved alley. 15.25m x 36.56m lot. Duplex or 4plex can be built(no utility poles in the way in rear).