



GRASSROOTS
REALTY GROUP

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6420 30 Avenue NW
Calgary, Alberta

MLS # A2286682



\$467,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,081 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	On Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Semi detached unit, close to shopping, schools, bus, parks and Calgary Farmers Market. Primary with three piece ensuite. Total of four bedrooms and three bathrooms. Cozy wood burning fireplace in living room. South facing for plenty of sunlight. Large newer windows. Bi-level side entrance provides future potential for basement suite with City Approval. Roof on house and garage to be replaced with new Asphalt Shingle roof, by March 31/2026 weather permitting. Single detached garage. Quick possession.