



**GRASSROOTS**  
REALTY GROUP

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**1424 premier Way SW**  
**Calgary, Alberta**

**MLS # A2296356**



**\$1,649,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,842 sq.ft.	<b>Age:</b>	1929 (97 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Lawn, Rectangular Lot, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Recessed Lighting, Storage		

**Inclusions:** none

One of the most affordable homes in upscale upper mount royal is available for immediate possession. Sits on a 50' X 186' lot with single front drive garage and 2 car parking in rear. This home has large rooms a workable kitchen, full basement with doorway directly to the garage. It has 1 3/4 baths,3 bedrooms plus a large family room in the basement, large living room on the main floor with a wood burning fireplace. Close to transit,schools,shopping and restaurants.