



**GRASSROOTS**  
REALTY GROUP

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**3229 19 Avenue SE**  
**Calgary, Alberta**

**MLS # A2297440**



**\$565,000**

<b>Division:</b>	Southview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,041 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, RV Carport, Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Many upgrades/updates to this 5-bedroom family home + a den in the basement (illegal suite) & shared laundry room. The triple detached garage plus an RV concrete parking pad on its side. New sewer line from the house to the city sewer line (\$15,000 value) plus updated Attic/insulation(over \$4000 value). The seller spent over \$80,000 in total renovation costs to date. This home is close to all amenities & it is a perfect home for a growing family. Possession can be quick.