



2428 3 Avenue NW
Calgary, Alberta

MLS # A2297646



\$925,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	Bungalow		
Size:	851 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2
Garage:	None		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, City Lot, Cul-De-Sac, Landscaped, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NNONE

Check out this solidly built bungalow with a stucco exterior sitting on a huge 50 x 130 foot deep lot zoned R-CG and sitting at the end of a quiet cul de sac, great location in West Hillhurst. A lot of redevelopment is happening on this block and in the area in general. This is a very solid raised bungalow with a large living and kitchen area plus two generous bedrooms up, large family room and two more good sized bedrooms in the lower level and a large laundry / furnace room. So in total there is 4 bedrooms, two baths and a separate entry from the back in case you may want to set up a separate suite down. Because it is a raised bungalow the windows in the lower level are all quite large and bring in lots of light and in fact all the windows in this home are very good sizes, makes for a nice bright home. Whatever you may want to do with this home there are a lot of possibilities, renovate, add on, go up, tear down and create a brand new development the possibilities are endless. This home is situated close to so many amenities, transit, parks, schools, the river and it's bike paths and a easy commute to downtown, Sait, University of Calgary, foothills hospital, etc. Land is becoming scarce in the inner city, it is a good time to jump into the market.