GRASSROOTS REALTY GROUP

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1141 35 Street SE
Calgary, Alberta

MLS # A2301687

$550,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,076 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	6	**Baths:**	4
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, Walk-In Closet(s)		

Inclusions: NA

Welcome to a well maintained and well located Bi-level in a great and sort after community of Albert Park/Radisson heights, this bright, clean and spacious fully developed 6 bedrooms, 4 full bath Bi-level home is move in ready, has large master bedrooms in the two floors, large rooms, windows, kitchen with nice appliances (fridge, stove, dish washer) and laundry in each floor, fenced back yard with double detached garage. The patio/deck makes it possible to enjoy the outdoors during those summer evenings, this is an ideal home for a large family with teenage children as the entire lower level could be assigned to the kids. The main level of this home features Large Master bedroom with 4-Piece Ensuite, large sliding door to private deck, bringing in lots of natural lights, 2 other large bedrooms, full 4-piece bath, and a kitchen. The basement also features a large Master bedroom, with 4-Piece Ensuite, 2 other additional bedrooms, full 4 Piece bath, and a kitchen. Great location, with plenty of parking available including a double detached garage, few minutes walk to all shopping amenities, public transportation, parks and schools, quick commute to and from Downtown core, walking distance to the c-train station, not to mention super quick and easy get away via Deerfoot & Barlow Trail. A MUST SEE!!!!

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