



**GRASSROOTS**  
REALTY GROUP

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**1134 Premier Way SW**  
**Calgary, Alberta**

**MLS # A2115089**



**\$1,449,000**

<b>Division:</b>	Upper Mount Royal		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,689 sq.ft.	<b>Age:</b>	1945 (79 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Lawn, Gentle Sloping, Landscaped, Many		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** N/A

Nestled in prestigious Upper Mt. Royal, Calgary's premier community, an opportunity to acquire an absolutely massive, elevated lot! Currently, this mid-century bungalow offers a blend of classic charm and potential for modern luxury. The residence features a large, spacious kitchen and an elegant living room with sunny SW exposure, alongside two generously sized bedrooms upstairs. The basement unveils an additional two bedrooms and a massive den, ideal for cozy movie nights. Recently this home has had some tasteful updates, including new paint, central AC, and a refreshed allure. This property presents an outstanding opportunity for a grand renovation or to build your future dream estate in one of the most sought-after locations in Calgary. Boasting over 13,000 sq ft of gently sloping, fully treed land, it ensures privacy and sweeping SW views, making it a gem in a neighborhood of stunning multi-million dollar homes. Seller is offering preferred financing to qualified buyers, and options to manage your construction project!