



**2985 100 Street SE
Calgary, Alberta**

MLS # A2121848



\$2,399,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,188 sq.ft.	Age:	1990 (34 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	4.15 Acres		
Lot Feat:	Back Yard, Farm, Fruit Trees/Shrub(s), Front Yard, Many Trees		

Heating:	Standard	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	S-FUD
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, Walk-In Closet(s)		

Inclusions: N/A

This property listing showcases a spacious walkout bungalow situated on a 4.15-acre lot within the City of Calgary, positioned south of 17th Ave SE. Boasting a generous 2,143 sq. ft. footprint, the home, constructed in 1990, has undergone significant upgrades. Maintained as a non-smoking residence, it offers accessibility features catering to limited mobility. The fully finished basement includes a convenient kitchenette, while the property benefits from two separate furnaces and air conditioning for climate control. A double attached garage provides ample parking space, complemented by a security alarm system ensuring peace of mind. Additionally, the property features a detached shop/garage spanning 1232 sq. ft. and a separate wooden shed for storage spanning 224 sq. ft. Zoned as S-FUD, it presents opportunities for home-based businesses or RV storage. Recent maintenance includes replacement of house and garage shingles and siding. Rainwater tanks facilitate irrigation, while the paved driveway and lush tree cover enhance the property's appeal. Situated close to the new Wal-Mart and Costco shopping center, Close to major retail centers and with showings available by appointment, it presents a rare opportunity for discerning buyers seeking comfort, functionality, and opportunity in one of Calgary's prime locations.