



GRASSROOTS
REALTY GROUP

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2 Tipton Place NW
Calgary, Alberta

MLS # A2122936



\$849,999

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,415 sq.ft.	Age:	1956 (68 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Other, Wood Siding	Zoning:	R-C1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Skylight(s)		

Inclusions: Drawers in master bedroom closet, White garbage can kitchen

Welcome to the beautiful neighborhood of Thorncliffe! Step into this completely renovated home offering over 1400 sqft of living space. The main level features a master bedroom with a walk-in closet, 5 pc bath, second bedroom ensuite 3pc bath, and powder room for guests, every detail has been meticulously crafted. Downstairs, discover additional living space with two bedrooms, a 3pc bath, space for a kitchen, and a separate entrance, ideal for an illegal suite. Updates include, new furnace, new windows, new electrical panel, new hot water tank, new fencing, large concrete driveway, new decks; all this in addition to a completely renovated interior and exterior. Enjoy easy access to transit and amenities, with schools, grocery stores, and recreation centers nearby. With a 4-car driveway and a single attached garage, convenience is key. Plus, relax in the beautifully landscaped yard, fenced off for privacy and security, and entertain on both the front and backyard decks. Don't miss out - schedule your viewing today!