



**2018 Alexander Street SE
Calgary, Alberta**

MLS # A2128991



\$925,000

Division:	Ramsay		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,340 sq.ft.	Age:	1958 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Landscaped, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Jetted Tub, Separate Entrance		

Inclusions: Freezer in Basement, Shed

Located 2 blocks from the Ridge overlooking the Stampede Grounds this "Original Owner" 4 bed, 2 bath bungalow sits on a huge 50' X 120' R-C2 Lot with a large greenbelt in front. The main floor consists of an over-sized living room, 3 bedrooms, 1 full bath and lovely hardwood floors running through-out. The spacious kitchen offers ample cupboard/counter space plus plenty of room for a dinette. The basement consists of a huge illegal suite with a private entrance, large kitchen, dining room and gorgeous wood bar. Completing the lower level is an over-sized family room with a wood burning fireplace plus a huge bedroom and 4pc bath with a jetted tub and separate laundry room. The exterior is fully landscaped with a large covered back deck off the kitchen offering panoramic views plus a massive triple detached garage with 14' ceilings and a huge roof-top patio. Additional bonuses include: Newer furnace/hot water tank (2022), roof, water softener and a built-in vacuum system. Build your dream home on this huge lot or renovate and live up/rent down. Many options for this prime inner City location. Easy access to schools, parks, all the shops/restaurants of Inglewood plus the Stampede Grounds, DT Core, City transit and main roadways.