



**2 Butte Place NW
Calgary, Alberta**

MLS # A2135840



\$666,000

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,125 sq.ft.	Age:	1961 (63 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Garage Fac		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Cul-De-Sac, Dog Run Fenced In,		

Heating:	Central, Mid Efficiency, Forced Air, Natural Gas, Wood, Wood Stove	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Laminate Counters, No Animal Home, Separate Entrance, Soaking Tub, Storage		

Inclusions: Metal shed

Location, Location, Location in need of some love and renovations. This 1125 sqft bungalow is situated on a corner lot that is also on a cul de sac. Massive Mature Trees front this home that offer retro and original features such as hardwood floors and unique fireplace and wood burning vertical pot belly ornamental stove. The single garage 14' x 22' can be expanded on to add another single garage or build up to a triple garage with roof top patio. There's a separate back door entrance which has the future to be turned into a separate suite - subject to City of Calgary Approval as you are just 10 blocks to the university of Calgary. The home offers 3 bedrooms and a 3 piece bathroom up and 2 bedrooms with a full 3 piece bathroom down. The Seller will have the house completely vacated and emptied. A professional home cleaning will be provided prior to possession. Furnace is in good shape and original, Hot Water tank is newer and Roof is only 10 years old and features a 30 year shingle roof.