



**GRASSROOTS**  
REALTY GROUP

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**1331 Hamilton Street NW**  
**Calgary, Alberta**

**MLS # A2141244**



**\$825,000**

<b>Division:</b>	St Andrews Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1954 (70 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Rectangular Lot, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** NA

Investor/Developer Alert! Location, Location, Location! Welcome to exclusive St. Andrew's Heights! This property is on a quiet street, minutes from the University of Calgary, Foothills & Children's Hospitals, McMahon Stadium, and downtown. The home features gleaming hardwood, a beautiful kitchen with a gas range and granite countertops, a dining area, and a large living room with a huge front window. It includes a master retreat, two children's bedrooms, and a shared 4pc bath. Downstairs has a den/study, a massive rec room, a 3pc bath with a large walk-in shower, a storage area, and laundry. The fully landscaped, terraced yard is perfect for summer BBQs. A short walk offers stunning downtown skyline views. Purchase to develop or live in and watch your investment grow! Call today!