



2445 30 Avenue SW
Calgary, Alberta

MLS # A2147859



\$939,900

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|------------------|---|---------------|-------------------|
| Division: | Richmond | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,041 sq.ft. | Age: | 1952 (72 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Carport, Single Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot | | |

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|--------------------|----------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding, Wood Frame | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Garage door opener with one remote control

BUILDER ALERT! Great opportunity now available in one of the most sought after neighbourhoods for new attached and infill homes. Bungalow situated on a 50X125 FOOT RC-2 LOT! Only a few blocks away from trendy "Marda Loop" shops, great access to downtown and public transportation. This home has three bedrooms up with gleaming hardwood parquet flooring, large living room with gleaming hardwood flooring and updated kitchen featuring new cabinets and granite counters. The lower level has a second kitchen, huge recreation room and a three piece bathroom. Sunny south fully fenced backyard with a single garage and carport. Call today to see this fine property.