



1606 2A Street NW
Calgary, Alberta

MLS # A2150256



\$849,900

Division:	Crescent Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,103 sq.ft.	Age:	1920 (104 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: n/a

Builder and investor alert! Well maintained 2 bedroom bungalow on a 50' MC1 lot. Located on a quiet CUL-DE-SAC street in NW Crescent Heights. Within walking distance to downtown and many amenities nearby. This house features many desirable upgrades such as a newer furnace, hot water tank, wiring, plumbing, window, doors, kitchen and appliances. With 3pcs.master ensuite, an over-size double garage 28x26. This charming property is in immaculate condition. Nice tenant and willing to stay.