



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**114 7 Avenue NW**  
**Calgary, Alberta**

**MLS # A2162073**



**\$899,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,341 sq.ft.	<b>Age:</b>	1924 (100 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Faces Side, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Lev		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	None
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Attention Developers, or buyers looking for a character home to live in and develop later. .Excellent home on a large wide lot( 55ft frontage x 120 feet deep) , in NW Crescent Heights. Home features a good size living and dining room, renovated modern kitchen , with Stainless appliances. Two bedrooms ,den, and two bathrooms, and lots of side and backyard for enjoying the outside. Close to all amenities one block from the waking path overlooking downtown, and walking distance to downtown. Great area and appealing street.