



GRASSROOTS
REALTY GROUP

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211 99 Avenue SE
Calgary, Alberta

MLS # A2182483



\$849,999

Division:	Willow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,007 sq.ft.	Age:	1966 (59 yrs old)
Beds:	4	Baths:	1
Garage:	Carport, Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher, Electric Stove, Refrigerator

This is an amazing opportunity to live in Willow Park or invest in a property with great redevelopment potential (H-GO). Please see the attached redevelopment idea for more details. (DP has been submitted). This property is just a short walk from shopping, restaurants, the library, a recreation center, and various amenities. Transportation is easily accessible. This well maintained three-bedroom home features an updated kitchen with ample oak cabinetry, newer front and back doors, a living room window, and a kitchen bay window. The upstairs boasts beautifully re-finished hardwood flooring. The spacious basement includes a family room, office space, bedroom, den, and laundry room. Step out from the kitchen to a private, roomy patio. The property also offers a double heated garage with a loft and an adjoining carport, providing plenty of parking space. Ideal to make your home easily rentable while planning re-development or just a great revenue property. ***24 HRS Minimum notice if required for the tenants*** Garage is rented out as well. Garage can be viewed upon a accepted offer***