



GRASSROOTS
REALTY GROUP

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1617 Summer Street SW
Calgary, Alberta

MLS # A2194152



\$824,750

Division:	Scarboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,047 sq.ft.	Age:	1945 (80 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Sloped		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: 2nd Refrigerator, 2nd Electric Stove, Portable Dishwasher, Treadmill, Piano, 2 BBQs, Table & chairs on deck (all appliances are As Is Where Is)

Welcome to this vintage 1945 bungalow located in the sought-after community of Scarboro. This charming home boasts 2 bedrooms, 2 baths, and a 1 bedroom illegal basement suite. Nestled on a picturesque street, this property is perfect for those seeking a blend of character and a canvas for the home of your dreams. Oversized Double Detached Garage has plenty of space for vehicles, storage, or a workshop as well as a Single Detached Garage that would be perfect for storage. Prime Location in prestigious Scarboro community, known for its beautiful tree-lined streets, parks, and proximity to downtown Calgary. Don't miss the opportunity to own a piece of Calgary's history.