



GRASSROOTS
REALTY GROUP

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477 72 Avenue NE
Calgary, Alberta

MLS # A2198678



\$669,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,024 sq.ft.	Age:	1973 (52 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Kitchen Island, See Remarks, Skylight(s), Vaulted Ceiling(s)		

Inclusions: None

This 5 bdrm + 4 full bath bungalow is nearly renovated right down to the studs! It backs directly onto a park, with double detached garage, clay tile roof, large back deck, all new windows, newer appliances and more! Just under 2,000 sq ft of total living space here. Enjoy the additional front deck, updated poured-concrete walkways, and front lawn with nice setback. Main level includes, front living room and TV/entertaining space, vinyl plank flooring, spacious Kitchen with island + built-in storage, Quartz counters, undermount sink, stainless steel appliances, updated cabinetry, side storage area with stackable laundry rough-in, vaulted ceiling, skylights and LOTS of natural LIGHT overall. The Primary bedroom also features a clever 3-piece ensuite bath and lovely French doors opening onto the back deck and there are also 2 more good sized bedrooms and a 4-pc bath. The lower level features an illegal basement suite with updated egress windows, wiring and exhaust/vent van rough-ins, new furnace and hot water tank, 2 more bedrooms, another 3-pc and 4-pc bathroom and laundry room with hook-ups. The large, South-facing, backyard features a huge deck with built-in storage and access ramp, double-detached garage, covered bike and item storage beside the garage and you can walk right out to the park. Close to schools, transit, shopping, restaurants and a quick drive to the Calgary International Airport. ALSO possibly a great opportunity to rent out both levels, live-up + rent-down and this property is also recently City Approved for VRBO and short-term rental!