



GRASSROOTS
REALTY GROUP

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325 44 Avenue NW
Calgary, Alberta

MLS # A2199024



\$425,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	669 sq.ft.	Age:	1967 (58 yrs old)
Beds:	3	Baths:	1
Garage:	None, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings		

Inclusions: Make sure you add in All Appliance "as is where is" on any offers when including chattels. To best of Sellers knowledge everything was in working order.

Opportunity, is this not better then an apartment with condo fees or a townhouse? Why not buy a little home on a lot you own? Something inner city over looking the old 38 acre Highland Golf Course. We expect you to do your own due diligence on that piece of land right across the street from this home. This is a cute little home and it needs some work but you can make it all yours. Check out the photos and the 360 Tour. The lower level when you come into the home offers 2 bedrooms a storage utility area and a full Bath. As you go Up the steps you will go up to a Large Living Room with Wood Burning Fireplace and Windows that over look the Green Belt across the way. Note A large balcony to sit out on and enjoy a a favorite brew. There is a Dining Area and a Nice galley kitchen with maple cabinets. There is also a storage room and a Flex room, could be a 3rd smaller bedroom or office. It's a starter Home or a good little revenue property! Inner City with easy commute to downtown either by center street or 4th street, in close proximity.