



GRASSROOTS
REALTY GROUP

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1424 Premier Way SW
Calgary, Alberta

MLS # A2199875



\$1,649,000

Division:	Upper Mount Royal		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,777 sq.ft.	Age:	1929 (96 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Front Drive, Off Street, Single Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Breakfast Bar, Recessed Lighting, Storage		

Inclusions:	N/A
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Realize your dreams and take advantage of the most affordable detached home in the affluent neighbourhood of Upper Mount Royal! This original home, located on a 50' x 186' (9,300 sq ft) lot is prime for renovation or construct your perfect home. The current house is 1.5 story with 3 bedrooms and 2 bathrooms. There is the potential for 2,300 of finished living space with the current floor plan. The single attached garage could also be converted into usable space. The main floor combines the main living areas with a central kitchen and 3 pc bath with clawfoot tub. On the upper level are 3 bedrooms and a 3 pc bath. The partially finished basement is ready for your ideas. Enjoy outdoor living on the SW facing front deck off the dining area, perfect for dining alfresco and on the back deck open to the large backyard. The location is ideal for families and professionals. Steps to the Marda Loop Community Association with outdoor pool, tennis courts and large park. Walking distance to the shoppes and restaurants of 17th Ave. Quick Access to the Glencoe Club, Downtown, University of Calgary and Mount Royal University. Close to all amenities, private, public and catholic schools.