



GRASSROOTS
REALTY GROUP

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11017 5 Street SW
Calgary, Alberta

MLS # A2200185



\$499,900

Division:	Southwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	528 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Low Maintenance Landscape, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Metal Siding , Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Ceiling Fan(s), Chandelier, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/ Dryer Stacked

NO CONDO FEES! Welcome to this Ready to move-in FABULOUS newly renovated Bi-level Half-Duplex in the desirable community of Southwood! NEW items include kitchen cabinets with quartz countertop & under-mount sinks, backsplashes, SS appliances including OTR microwave, water & ice dispensing fridge, ceran top stove, deep tub dishwasher. ALL new flooring: vinyl planks & tiles in the bathroom. ALL new baseboards, casings, doors & hardware, EVERY wall & ceiling completely restored & repainted. All windows are brand new. Bathroom has NEW dual flush toilet, tile, vanity, sink & customized quartz countertop. Opened stairwell with metal spindles, new light fixtures, brand new Washer & Dryer… the list goes on… This home is beautiful & meticulously done with very good layout & no space wasted. Enjoy every inch inside, as well as outside in your private fully fenced backyard with a large covered deck! Don't forget your newly built double detached garage! Walking distance to Superstore & C-train LRT Station. Close to Schools, Southcentre Mall, Public Library, Golf, Trico Centre & other shopping /Stores like Walmart, Canadian Tire & much more. Like having a brand new home in an established community…how perfect & convenient! Don't miss out! [Please note: attached unit 11015 is also for sale]