



**GRASSROOTS**  
REALTY GROUP

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402 28 Avenue NW  
Calgary, Alberta

MLS # A2205115



**\$679,900**

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey, Attached-Up/Down		
Size:	1,260 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3
Garage:	None		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Suite
Exterior:	Stucco, Wood Frame
Foundation:	Wood
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Solid home with gleaming hardwood floors and a wood burning fireplace in the living room. Live up and rent the suite, (illegal) or live in the spacious 2 bedroom suite which has large windows to bring in natural light and rent the larger 3 bedroom unit out to help with the mortgage. House has been professionally cleaned and is awaiting your painting and decorating skills.