



GRASSROOTS
REALTY GROUP

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27 Atlanta Crescent SE
Calgary, Alberta

MLS # A2208536



\$689,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,081 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Detached, Garage Faces Rear, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Landscap		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

The property will be vacant May 3rd, 2025. This home is renting \$1900 down and \$2100 up. Basement is vacant and upstairs will be vacant May 3rd. This property also has development potential. The city says you can't build a 8 plex but you can build a 4 plex. A duplex with legal basement suites for a money making investment to sell or hold. This home currently features 2 bedrooms up and down and 4 full bathrooms which include 2 ensuites. It is also located on the corner lot so there is more than ample parking. You'll be sure to enjoy the south facing back yard as well where you can have a large garden or install a sizeable parking pad. The oversized garage is fully finished with insulation and gas heater (as is). Come see all this home has to offer.