



GRASSROOTS
REALTY GROUP

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2329 25 Avenue NW
Calgary, Alberta

MLS # A2259257



\$899,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1955 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Flag Lot, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Basement Goods Included: Fridge, Microwave, Hood Fan, 4 burner electric stove

Great opportunity to invest in this beautifully maintained home in the community of Banff Trail. This SOUTH facing R-CGlot is a generous size (15.22m x 36.59m) and offers a 2 bedroom LEGAL SUITE in the basement. Lots of great natural light throughout the home. Upstairs is a well maintained bungalow that offers 3 bedrooms and 1 bath. Lovely original hardwood in excellent shape. Separate side entrance leads to the legalized 2 bedroom basement suite. Shared laundry and storage downstairs for both the upstairs and downstairs occupants. Enjoy the home for yourself upstairs and have a supplementary income suite, or rent out both up and down. Good proximity to the Foothills Hospital, Children's Hospital, walkable to the LRT and University of Calgary, and good access to downtown Calgary as well