



471 78 Avenue NE
Calgary, Alberta

MLS # A2283826



\$490,000

Division:	Huntington Hills		
Type:	Residential/House		
Style:	Bungalow		
Size:	924 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Steam Room		

Inclusions: N/A

Investor's alert! This house is built in 1974 and ready for renovation. Featuring 963 sq. ft. in RMS, basement fully finished plus a detached double garage, this house has full potential to provide a comfy and convenient home. Main floor living room used vinyl plank which doesn't need a replacement. 3 bedrooms in main floor features 72 sqft, 100 sqft, 125sqft provides enough space for adults and kids. Basement features a 330 sqft living room spacious enough for family recreation. 1 more bedrooms in the basement with a wet-bar plus 2 sets of dryer/washer is available in the premise. Basement also features a ful 4 pieces bathroom. The deck features 320 sqft which is more than enough for partying with family and friends. Garage features 23'3' x 21'2' which has a few more space on the two side than just parking 2 vehicles. Concrete pads besides the garage are also usable for 1 parking spot after replacing the fence. Should you be interested in renovation to add-value to homes, this is one of the rare chances in the city! Come book appointment now!