



GRASSROOTS

REALTY GROUP

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3523 48 Street NE
Calgary, Alberta

MLS # A2298813

\$594,900



Division:	Whitehorn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,098 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home		

Inclusions: None

Well maintained fully developed 4 bedroom bungalow on extra wide lot . Features include west backyard , big double garage , and numerous upgrades . Recent upgrades to carpet , vinyl flooring and current colours. Superb location close to transit , shopping , and schools . Lower development features an extra bedroom , , a wet bar , a 3 piece bathroom , a large recroom and a den . Very close to being a suite . See virtual tour for 360;s