



**915 1 Street NW  
Calgary, Alberta**

**MLS # A2299160**



**\$629,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	1926 (100 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** -

Price reduce and this property also on rental market soon, if you love this area to build your dream home or renovation to change a look and live in Crescent Heights! DO NOT MISS THIS ONE. Only 2 blocks away from the ridge and parks, this 1926 bungalow is on a large L-shaped 36x100 lot plus has single garage that is accessed off 9 Ave NW. Home is well maintained, boasts an older kitchen renovation, lovely aged hardwood floors, 3 Bedrooms . Basement is 6ft7in with a 3 pce bathroom and a potential 4rd bedroom. Nicely landscaped with large rear deck. Great investment potential or quick walk to downtown. Mature tree lined streets, quiet area, close to restaurants, cafes, shopping and transit and school.