GRASSROOTS REALTY GROUP

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3432 3 Avenue NW
Calgary, Alberta

MLS # A2303567

$775,000

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	787 sq.ft.	**Age:**	1952 (74 yrs old)
Beds:	3	**Baths:**	2
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Treed		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters		

Inclusions: N/A

You’ll want to check this OPPORTUNITY out! 3 Bed, 2 Bath Bungalow in Parkdale! Great Investment, Close to shopping, amenities, the Foothills Hospital as well as the river! Mature lot in the heart of Parkdale! Upstairs boasts a bright kitchen and dining room, good size living room and 2 bedrooms. The Primary has plenty of storage and is near the 4 Piece main floor bathroom. Downstairs the tenant has an open concept kitchen and recreation room as well as a large bedroom with great storage and a large 3 piece bathroom! There is a shed in the mature backyard that could be used for a workshop or storage. Take in the history of this community and home while being close to modern amenities and the river. Come check out this property today!

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