



**GRASSROOTS**  
REALTY GROUP

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201 Holland Street NW  
Calgary, Alberta

MLS # A2305333



**\$500,000**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bungalow		
<b>Size:</b>	1,025 sq.ft.	<b>Age:</b>	1966 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Rear, On Street, Re		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Few Trees, Front Yar		

<b>Heating:</b>	Central, ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Storage, Wood Windows		

**Inclusions:** None

OPEN HOUSE SAT MAY 2ND NOON TILL 2:00 PM. This duplex is quaint, quiet and close to many amazing amenities. Here are some of the things you'll enjoy when you live here. You'll have great neighbors as everyone looks out for one another. There are lots of young families moving into this area because of the schools, parks, walking and biking paths. Activities are held at the Cambrian heights community association which include ice skating, baseball, soccer and a water park. Large parks nearby are nose hill and confederation which offer cross country skiing, golf and tobogganing. You also have multiple choices of public and catholic schools from K to high school. There are plenty for shops from local boutiques up to North Hill Mall. The property is situated on a quiet corner lot at the end of a street that has the feel of a Cul de sac. Even better is that you can see all the way downtown and have a skyline view. As a bonus you can see the fireworks from the stampede grounds in July. The duplex offers an attached in-house garage, with a total of 3 bedrooms and 2 bathrooms. The ceilings are vaulted so you get a midcentury loft experience. Come and View it Today