



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1314 Scotland Street SW
Calgary, Alberta

MLS # A2306192



\$999,900

Division:	Scarboro		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,805 sq.ft.	Age:	1931 (95 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Fantastic Scarboro location, across from highly ranked Sonata school. This is an ideal lot for a new build + is being sold "as is where is"; Mature trees on the street, quiet location + excellent neighbourhood. Walk to schools, parks, tennis courts, 17 avenue shopping + close to Sunalta School. RPR is on order.