



GRASSROOTS
REALTY GROUP

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**6403 Centre Street NW
Calgary, Alberta**

MLS # A2307813



\$519,000

Division:	Thorncliffe		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	979 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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ATTENTION First time home Buyers or Investors !!! Fully Renovated Great bi-level, 3 Bedroom 1/2 duplex great location. Renovation Including new windows, Kitchens, Doors, Flooring , Paint, Baseboards, footer-headers, soft-Facia, all electrical and Plumbing work done by the code. 2 Bedroom (illegal) suite with separate entrance and own laundry. Direct bus route access to down-town and Other bus routes and future BRT. Close to Schools, Parks, Shopping Centers, Walking distance to DEERFOOT MALL, easy access to DEERFOOT Trail, , AIRPORT and much more !! Lot of street parking and 3-4 car carport. Don' t let it GOO.