



**43 Coleridge Road NW
Calgary, Alberta**

MLS # A2313205



\$720,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,001 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Stall		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Garden, Landscaped,		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Natural Woodwork, No Smoking Home, Pantry		

Inclusions: Basement: Stove, Dishwasher, Washer, Dryer Refrigerator, Window coverings

Welcome to Cambrian Heights. Inner city Calgary's gem offering the perfect location for your family. This bungalow truly has it all! Gorgeous curb appeal welcomes you located on a very quiet street with mature trees and an amazing vibe. As you enter you are greeted with your bright and spacious living room overlooking your front yard and wood floors that span throughout the entire top level. Your chef inspired kitchen is fully upgraded with granite countertops, stainless steel appliances, tons of cabinets and drawers as well as a dining area. Your primary bedroom is large enough for a king size bed and additional bedroom furniture. Your second bedroom is also a great size and is just next to your renovated 4 piece bathroom. Your basement is set up as an illegal suite with 2 additional bedrooms, full kitchen, 4 piece bathroom and laminate floors throughout. Your backyard is the perfect oasis and back directly on to Cambrian Heights Schools with it's park and playground just steps from your back door. Cambrian Heights is highly desired for its mature, tree-lined streets, mid-century architecture, spacious lots, and convenient access to downtown and major green spaces. Do not miss out on your opportunity to own this perfect home in one of Calgary's best communities.