



GRASSROOTS
REALTY GROUP

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15021 1 Street NW
Calgary, Alberta

MLS # A2313758



\$609,900

Division:	Livingston		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,525 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Concrete, Mixed, Other	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Storage, Walk-In Closet(s)		
Inclusions:	NONE		

WELCOME TO THIS BEAUTIFUL SINGLE-DETACHED HOME WITH A SEPARATE ENTRANCE AND ILLEGAL SUITE IN THE BASEMENT. EXCELLENT HOME FOR FIRST-TIME HOME BUYERS AND GENERATIONAL INCOME. LIVE UP AND RENT BELOW. THIS HOME IS LOCATED IN THE HEART OF NW. COME SEE FOR YOURSELF. PRICE TO GO