



4603 41 Street NW
Calgary, Alberta

MLS # A2316465



\$765,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Vinyl Windows		

Inclusions: N/A

"OPEN HOUSE 1pm-3pm Sunday 14 June" ATTENTION INVESTOR/BUILDERS, CORNER LOT. Spacious Bungalow, quiet location, one block to the Varsity Acres Elementary School and Varsity Community Centre with before and after school care, dance and other activities, plus Tennis Courts, Skating Rink and Basketball. Hardwood floors in the living room dining room and 3 bedrooms. Recent upgrades include fresh paint ,renovated washroom in basement and new carpet. Oversized double garage 22x22 plus covered carport and concrete RV pad.