



**GRASSROOTS**

REALTY GROUP

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**334 3 Avenue NE  
Calgary, Alberta**

**MLS # A2318103**



**\$579,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	1926 (100 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Garage Fac		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** none

Step into 100 years of timeless character & potential. This is your opportunity to be in a walkable Inner city community just mins to Mchugh Bluff Ridge, Rotary park, Princess Island park, Crescent Heights school, Bow river & downtown. Nestled in a quiet tree lined cul-de-sac, with a direct pathway to Edmonton trail & Bridgeland steps away. A short walk takes you to Blue Bench view. This 3-bedroom home has a detached insulated double garage with ( 220V) & alley access. The skylights in garage give's much light. The main level with the primary bedroom has a nice flow & natural light. The appliances are relatively newer & the Microwave has convection oven, there is also a water purification system. The kitchen has ample cabinetry, several pantry's with pull outs . The second & third bedroom are upstairs with skylights & a 2-piece bath with water hook up for future shower. The laundry is in the basement with lots of room for your future ideas. Owner has maintained the home through out the year's, it awaits your touches. Make this your base camp to all this community & beyond has to offer. Private back yard & 11'x13' deck for your enjoyment.