



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

28 CORNELL Place NW
Calgary, Alberta

MLS # A2318239



\$614,900

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,153 sq.ft.	Age:	1957 (69 yrs old)
Beds:	6	Baths:	2
Garage:	Driveway, Parking Pad, See Remarks		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Built-in Features, No Smoking Home, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Shed

Location, location, location! Do Not Miss This incredible potential in this 1,153 sq. ft. bungalow with 2 SEPARATE SUIT up and down with the LEGAL SECONDARY SUIT CERTIFICATE from the city of Calgary. New hardwood flooring and New Paint through out the main floor. Large country kitchen with New Marble Countertops and Newly Painted Cabinets with eating area facing south overlooking a park across the street and a lovely southwestern sunset over the city at night. New Large 3 bedrooms up plus a full bath. Separate entrance to downstairs has 3 bedrooms, kitchen, recreation room and a full bath. Flooring in basement done in ceramic tile. Large porch with New Renovated sun room in back with irregular back yard and back alley. This home is an INVESTORS' dream, or Live Upstairs and Rental out Basement Suit! NEW Shingle Roof in 2021 for years of worry-free protection. Located just minutes from Downtown, this property offers unbeatable access to all amenities with public transit right at your doorstep. Walking distance to Nose Hill Park and Confederation Park. SAIT, U of C, Community Schools, Calgary transit and shopping center. Book your private showing today!