



GRASSROOTS
REALTY GROUP

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2213 8 Avenue SE
Calgary, Alberta

MLS # A2323213



\$575,000

Division:	Inglewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	802 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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LOCATION! LOCATION! LOCATION! Seize this amazing opportunity to build the home of your dreams with unimpeded river views and southwest facing back yard. Amazing access to the shops, restaurants and services of Inglewood and convenient transportation access to downtown and Deerfoot and Blackfoot Trails. Located just steps away from the Inglewood Bird Sanctuary with the Bow River path system literally right out your front door. Perfect for a family and walking distance to Colonel Walker Elementary school and the Inglewood Community Association. This is a great holding property with a current tenant.