

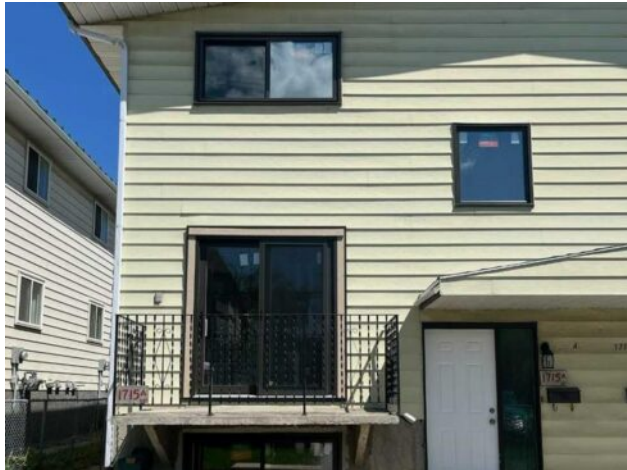


**GRASSROOTS**  
REALTY GROUP

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1715a 39 Street SE  
Calgary, Alberta

MLS # A2325163



**\$355,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

**Heating:** Forced Air

**Water:** -

**Floors:** Other, See Remarks

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** \$ 0

**Basement:** Full

**LLD:** -

**Exterior:** Metal Siding , Wood Frame

**Zoning:** m-c1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks

**Inclusions:** none

Two story 2 bedroom four plex townhouse with no condo fee. Home is being renovated and basement will have a huge family room and storage room. Sliding doors to balcony. Pool ,play ground, transit and amenities close by. One off street parking. Ideal property for renovators. Make an offer as is. No sign on property.