



GRASSROOTS
REALTY GROUP

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4907 10 Avenue SW
Calgary, Alberta

MLS # A2325185



\$699,900

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		
Inclusions:	N/A		

ATTN: FIRST TIME BUYERS, RENOVATORS, INVESTORS, DEVELOPERS!!! This 1075 sq/ft bungalow sits on a 60' wide lot located across from a large community park and a short walk to the 45th Street LRT station. This home has original hardwood throughout the main floor living room, dining room and the 3 bedrooms. Completing the main floor plan is a central kitchen and a large 4-piece bathroom. The lower level contains a second kitchen, bedroom, 3-piece bathroom, laundry room and some unfinished areas for future development. Additional features include a separate basement entrance, an attached single garage and RV parking. This home needs some TLC but some of the bigger items have been upgraded including vinyl windows, roof and furnace. Great location.