



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4603 Edmonton Trail NE
Calgary, Alberta

MLS # A2325550



\$799,900

Division:	Greenview		
Type:	Residential/House		
Style:	Bungalow		
Size:	937 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

RARE 50' x 100' INNER-CITY LOT! An outstanding opportunity for investors, builders or those looking for extended-family living. This solid bungalow offers three bedrooms on the main level plus a two-bedroom legal basement suite with a separate entrance. The bright main floor features hardwood flooring, a spacious living room, functional kitchen and a full bathroom. The lower level includes two bedrooms, a kitchen, living area, full bathroom and access to a separate shared laundry room. Two furnaces provide separately controlled heating for each level. Outside, the oversized lot offers exceptional space and future potential, complete with an oversized double detached garage and additional RV or off-street parking. Ideally located close to schools, shopping, restaurants, transit and major roadways, with convenient access to downtown. A solid revenue property on a large inner-city lot with plenty of possibilities!