



**GRASSROOTS**  
REALTY GROUP

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2515 Cochrane Road NW  
Calgary, Alberta

MLS # A2326465



**\$869,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** Forced Air

**Floors:** Hardwood, Laminate

**Roof:** Asphalt Shingle

**Basement:** Partial

**Exterior:** Stucco, Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Fridge in basement, Range in basement, Range hood in basement

Exceptional opportunity in the desirable community of Banff Trail! This bungalow sits on a 50' x 120' R-CG lot with a sunny south-facing backyard and detached garage. The main floor offers a bright layout with two bedrooms, while the basement features an illegal suite with a side entrance. Ideally located just minutes to the University of Calgary, Foothills Hospital, SAIT, LRT, parks, shopping, and downtown.