



GRASSROOTS
REALTY GROUP

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627 94 Avenue SW
Calgary, Alberta

MLS # A2327720



\$499,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,063 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Carport, Covered		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Exceptional value, Welcome to 627 94 AVE SW, this solid bungalow, situated on a quiet street in one of Calgary's most convenient Southwest communities of Haysboro. The house offers 3 bedrooms up + 2 bedrooms down, 2 Full baths. Step inside and be greeted by original hardwood flooring throughout and an open floorplan that creates a bright living room and good-sized Dining room sits right next to the Kitchen which includes a built-in seated eating area and look out into the HUGE South West back yard. A separate entry from the backyard to the basement, completed w/foyer, Rec or family room, two additional bedrooms & large combination laundry/utility and storage area. The covered and enclosed carport attached to the house, that protects your vehicles year-round and easier access to the back entrance. Southwest facing backyard has room for NEW 3 car garage with a possible legal Carriage suite too! The furnace & Hot water tank was replaced in 2022. Kitchen Appliances: Dishwasher, Electrical Stove, Microwave Hood Fan was replaced in 2023. The roof was redone in approximately 2011. It's just moments from North Glenmore Park with its scenic pathways and Glenmore Reservoir, and close to Heritage Park Historical Village. Convenient access to Southland Leisure Centre, Rocky view Hospital. Walking distance to Southland LRT Station for easy transit downtown, shopping centers, restaurants, schools, and quick routes to downtown Calgary and major roadways. The location and community alone make this home desirable to first time home buyer, investor or even someone looking to renovate, or redevelop in this outstanding community.