



GRASSROOTS
REALTY GROUP

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3103 13 Avenue SW
Calgary, Alberta

MLS # A2328405



\$899,900

Division:	Shaganappi		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,170 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Quartz Counters		

Inclusions:	N/A
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Excellent opportunity to buy / rent / hold or redevelop in this well established, sought-after inner-city community. This home has over 2345 sq. ft. of developed living space including 4 bedrooms & 2 baths. Features include a huge open living room/dining room with large picture windows & original hardwood floors. The spacious eat in kitchen overlooks the sunny south backyard. All three bedrooms upstairs are a generous size & the main bath has been upgraded over the years. The lower level with separate entrance includes a large family room, bedroom, den, laundry, storage & a 3 piece bath. The large sunny south yard has a patio area & a 21'x13' detached garage. The Shaganappi community is ideally situated with easy access to downtown & only a short walk to the C-train, Westbrook Mall, schools, parks & 17th Avenue services & restaurants.