



GRASSROOTS
REALTY GROUP

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4736 17 Avenue NW
Calgary, Alberta

MLS # A2329506



\$499,900

Division:	Montgomery		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,003 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: Electric Range x2, Refrigerator x2, Dishwasher, Washer x2, Dryer x2

ILLEGAL BASEMENT SUITE!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! 4 BEDROOMS!! GREAT INVESTMENT OPPORTUNITY!! Welcome to this well-maintained home featuring an **ILLEGAL BASEMENT SUITE** with its own separate entrance and separate laundry. The main floor offers a bright living area that flows into the dining space and kitchen, creating a functional layout for everyday living. You'll also find main floor laundry, 2 well-sized bedrooms, and a 4-piece bathroom. The lower level is developed as an **ILLEGAL BASEMENT SUITE** with a private entrance, featuring 2 additional bedrooms, a 4-piece bathroom, kitchen, and a **HUGE** recreation/living area, providing excellent flexibility for extended family or rental potential. Conveniently located close to schools, parks, shopping, and other amenities. **DON'T MISS THIS GREAT OPPORTUNITY!!**