



GRASSROOTS
REALTY GROUP

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1436 Robson Crescent SE
Calgary, Alberta

MLS # A2332454

\$469,999



No Photo Available

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: 2 (other) Fridges in Basement

Attention: End-Users / Investors / Builders & great potential for this Priced right (R-CG lot) Bungalow, situated in a quiet street, with a rear covered patio & oversized Single Garage in South yard. Featuring: 3-bedroom home with hardwood flooring. Separate Side-Entrance to Basement with full bath, a bedroom, Rec Room and Den - could bring income via Renting, or shared with roommates in subsidizing mortgage & household expenses. Updates: Furnace (2022), Water Tank (2024), Dryer (2021), Garage Roof shingles (2022), and newer Lino in kitchen & bathroom. Easy access to everywhere, & close proximity to transportation / schools / shopping & all amenities. Realtors: Please note Private Remarks. ** 12 hours' Notice req'd. **