



**GRASSROOTS**  
REALTY GROUP

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1834 42 Street SE  
Calgary, Alberta

MLS # A2332851



**\$464,723**

|           |                                                   |        |                   |
|-----------|---------------------------------------------------|--------|-------------------|
| Division: | Forest Lawn                                       |        |                   |
| Type:     | Residential/House                                 |        |                   |
| Style:    | Bungalow                                          |        |                   |
| Size:     | 890 sq.ft.                                        | Age:   | 1949 (77 yrs old) |
| Beds:     | 4                                                 | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Detached, Off Street                |        |                   |
| Lot Size: | 0.13 Acre                                         |        |                   |
| Lot Feat: | City Lot, Front Yard, Landscaped, Rectangular Lot |        |                   |

|             |                          |            |      |
|-------------|--------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas  | Water:     | -    |
| Floors:     | Carpet, Linoleum         | Sewer:     | -    |
| Roof:       | Asphalt Shingle          | Condo Fee: | -    |
| Basement:   | Full                     | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | m-c1 |
| Foundation: | Poured Concrete          | Utilities: | -    |
| Features:   | See Remarks              |            |      |

**Inclusions:** fridge stove washer shed

Timeless character bungalow with loft. Perfect for first time buyers, empty nesters, investors, or builders. Premium lot. Illegal suite down. Close to teeming International Avenue. Convenient to transit, shops and everyday amenities. Double heated garage plus front drive for extra parking. Enjoy the private rear yard.