



GRASSROOTS
REALTY GROUP

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2614 44 Street SE
Calgary, Alberta

MLS # A2333744



\$549,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, washer dryer

This bungalow offers a illegal suite in basement. The upgrades this property features are: hardwood floors, updated bathroom main floor, furnace & water heater have been updated, deck & rear fence new last year, windows & siding also updated, illegal suite is also newer & very well done. The main floor features a spacious living room, kitchen, dining area that offers patio doors to the rear deck, 4pc bathroom, laundry & 3 good size bedrooms. The lower illegal suite offers a living room, kitchen, 4pc bathroom, laundry, 2 good size bedrooms & a storage/utility room, Close to schools, bus, shopping, green spaces & all other amenities. Click on link to view 3D wlak through.