



GRASSROOTS
REALTY GROUP

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13 Tipton Place NW
Calgary, Alberta

MLS # A2333948



\$569,900

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, On Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Metal, Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Post & Beam	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

A must-see... NEVER offered before, this 1955 bungalow offers the option to renovate. Large, sunny living room with metal roller blinds moved up or down with a touch of a button. Built-ins and gas fireplace; you can have two living spaces or a wonderful dining area. The kitchen is a throwback in time, offering up storage and a bay window great space for plants or kitties to perch. The primary is very large with cedar-lined closets and a vanity area for the trinkets to be stored. The second bedroom faces east, overlooking the large trees (there is even an Oak Tree). The retro vibes continue in the basement with a cool-looking fireplace and a button-tufted bar area perfect for entertaining, offering a large rec room to chill out in. Storage and a 3-piece bathroom round off the lower level. Outside, there are two covered patio areas with 2 gas lines, mature trees, a back lane, and FUN Hidden storybook surprises in the yard; see if you can find them all. 60 feet X 100 Feet lot - fabulous curb appeal. A must-see!!