



GRASSROOTS
REALTY GROUP

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624 Sherman Avenue SW
Calgary, Alberta

MLS # A2334036



\$749,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,184 sq.ft.	Age:	1964 (62 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Off Street, Oversized, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Pantry, Separate Entrance, Stone Counters, Vaulted Ceiling(s)		

Inclusions: Stand-up freezer and chest freezer, hoodfan

Renovated Up and Down Southwood bungalow with legally registered basement 2 bedroom suite. Exceptional income potential in this modernized suited detached home, live up and rent down. Just a short 2 block walk to the Southwood LRT station. Quality finishing through with 3 bedrooms up, stunning 3 pce ensuite of the primary bedroom along with a 4 pce main bath, top of the line kitchen cabinetry with beautiful slate flooring. Vaulted ceilings on the main floor offer yet another element of openness to this spacious main floor design. The basement also offers a renovated 2 bedroom legal suite with its own separate entrance, shared laundry and storage space. The lot is very large, landscaped with ample back yard space, an oversized detached garage plus additional gravel parking pad beside the garage for 2 additional vehicles. Don't miss out on this great investment property opportunity!