



GRASSROOTS
REALTY GROUP

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1219 68 Street NE
Calgary, Alberta

MLS # A2334379



\$529,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Subfloor, Linoleum
Roof:	Asphalt
Basement:	Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

Almost there — the heavy lifting is done, and this bungalow just needs a new owner to take it to the finish line. This 1,140 sq. ft. home with three bedroom up has already had its big-ticket items replaced: new roof, furnace, and hot water tank. This home has air conditioning for your summer comfort. The main floor has been opened into one wide, flexible space, ready to be finished into a modern open-concept bungalow layout. The main floor bathrooms have been fully renovated. Downstairs, the basement is spotless and adds real value with a roughed-in bathroom, an additional bedroom, and a huge space ready for a home theatre or rec room. There is a huge yard with additional gated parking on top of the 24x26 garage loads of space to transform this great location. With the expensive work already behind you, this is a chance to add your own finishing touches and build instant equity. Come see the potential for yourself.