



GRASSROOTS
REALTY GROUP

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435 88 Avenue SE
Calgary, Alberta

MLS # A2335548



\$650,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,047 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, See Remarks		

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

Inclusions: shed, cabinets in garage, electric fireplace in basement

Located on a quiet street, this home is loaded with upgrades & features which include: 1900 sq ft of developed living space, furnace & water tank are newer, main bathroom & lower bathroom also the LVP flooring on main floor, shingles & eavestroughs all done approx. 2 years ago, all windows main floor updated, also front & rear doors, wet bar in lower level, kitchen updated, heated garage, paved alley, covered deck & so much more. The main open bright floor plan features a living room dining room, kitchen, 4pc bathroom & 2 large bedrooms. The main used to be 3 bedrooms and was converted to 2 to have a very large primary bedroom, it would be very easy to install a wall to change back to 3 bedrooms. The lower level features a family room, wet bar area, 3pc bathroom, laundry area & 3 good size bedrooms. The huge south facing backyard offers a covered deck & double heated garage. Acadia has approx. 9 to 12 schools which include Montessori, Catholic, public & francophone, charter & private, 3 to 5 local churches, green spaces, shopping, bus, easy access to LRT & 15 minutes will get you anywhere you need to go & so much more, Click on link to view 3D walk through.