



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4824 41 Avenue SW
Calgary, Alberta

MLS # A2335681



\$775,000

Division:	Glamorgan		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,015 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Insulated, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Separate Entrance		

Inclusions: Fridge, Stove, Dishwasher, Microwave.

BEAUTIFUL WELL MAINTAINED 4 BEDROOM BUNGALOW LOCATED ON A QUIET STREET WITH AN OVERSIZED HEATED DOUBLE GARAGE. This owner occupied home has had many upgrades over the years including the main living area and kitchen, bathrooms, stucco siding, shingles(2013), electrical panel, hot water tank, furnace and oversized heated double garage(2010). The main floor features a bright kitchen with stainless steel appliances, quartz counter tops, stone back splash and a large centre island. The master bedroom has sliding doors off the deck and a built-in closet for storage. The lower level has a separate entrance and features family room, 4th bedroom, full bathroom, full kitchen with eating area. All the lower level appliances are included. The yard features a private deck with maintenance free decking. This home is located right in the heart of Glamorgan close to schools, shopping, grocery stores and two parks.