



**GRASSROOTS**  
REALTY GROUP

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2408 23 Avenue SW  
Calgary, Alberta

MLS # A2338529



**\$728,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Richmond                           |        |                   |
| Type:     | Residential/House                  |        |                   |
| Style:    | Bungalow                           |        |                   |
| Size:     | 915 sq.ft.                         | Age:   | 1950 (76 yrs old) |
| Beds:     | 3                                  | Baths: | 1                 |
| Garage:   | Off Street                         |        |                   |
| Lot Size: | 0.12 Acre                          |        |                   |
| Lot Feat: | Back Lane, Garden, Rectangular Lot |        |                   |

|             |                                  |            |      |
|-------------|----------------------------------|------------|------|
| Heating:    | Forced Air                       | Water:     | -    |
| Floors:     | Ceramic Tile, Hardwood, Laminate | Sewer:     | -    |
| Roof:       | Asphalt Shingle                  | Condo Fee: | -    |
| Basement:   | Full                             | LLD:       | -    |
| Exterior:   | Metal Siding , Wood Frame        | Zoning:    | RC-2 |
| Foundation: | Poured Concrete                  | Utilities: | -    |
| Features:   | Open Floorplan                   |            |      |

Inclusions: NONE

HANDYMAN SPECIAL, 50 x 110 RC-2 LOT GOOD FOR FUTURE DEVELOPMENT