



GRASSROOTS
REALTY GROUP

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2 Simons Crescent NW Calgary, Alberta

MLS # A2340200



\$899,000

Division:	Thorncliffe		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,424 sq.ft.	Age:	1956 (70 yrs old)
Beds:	6	Baths:	3
Garage:	Carport, Driveway, Front Drive, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: All appliances are as-is

DEVELOPER ATTENTION! 4+4 PLEX DP APPROVED, DSSP Paid, HVAC Design Drawing Paid, Structural Engineering Services Paid ! Ready for your development ! This 4 + 4 Plex (4 Upper Units + 4 Lower Unit) is a rare design with 4x Single Car Garage plus 2 ADDITIONAL PARKING STALLS thanks to GREAT size corner lot. Each Upper Unit is designed with 3 Beds, 2.5 Baths. Each Lower Unit designed with 2 Beds 1 Bath. Amazing Location, right on 4 St and just a few steps from the Bus Stop, Close to all necessary amenities and school ! Close to Colonel Sanders School Grades 1-4 & Sir John A McDonald Middle School John G Diefenbaker High School or Highwood School (Chinese/Mandarin) Bilingual program Grades 1-6 North Haven School Elementary Close to Nose Hill Park & West Nose Creek/ Confluence Park & Confederation Park and all the amenities you will need. Property itself is a large bungalow over 1,400 sqft above grade with 4 Beds 2 Full Bath on Main Floor. Basement also has a side entrance. Roof Shingles about 2 years, Hot Water Tank less than 6 years old. Home is currently rented to great tenants paying \$2,800 per month plus utilities, lease End Dec 31, 2026. Property and appliances are sold as-is, where-is.