



GRASSROOTS
REALTY GROUP

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619 101 Avenue SW
Calgary, Alberta

MLS # A2341191



\$524,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,059 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Aggregate, Alley Access, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Private, See Remarks, Sloped		

Heating:	Mid Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Other	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, See Remarks, Storage, Wet Bar		

Inclusions: Refrigerator (lower), Standing Freezer

Located in the established community of Southwood, this bungalow offers a functional layout with 4 bedrooms, including 3 bedrooms on the main floor and 1 in the developed basement. The main floor features a 4-piece bathroom, while the basement includes a 3-piece bathroom, newly renovated large rec room and bar area, along with additional storage space. Outside, enjoy an elevated, sunny south-facing backyard with views over the southwest community. The property also includes a double detached garage, shed and additional parking for an RV, with plenty of outdoor space to make your own. A near-new hot tub is also available and can be negotiated as part of the deal. This home presents an opportunity for a buyer looking to make the property their own and add their personal touches. Located just minutes' walk from the train, and close to Glenmore Reservoir with ample park space, pathways and boating opportunities nearby. Conveniently situated near shopping, schools and other amenities - all for under \$600K!