



GRASSROOTS
REALTY GROUP

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3323 Boulton Road NW
Calgary, Alberta

MLS # A2345104



\$674,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,068 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Private, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Metal
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Beamed Ceilings, High Ceilings, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1

Utilities: -

Inclusions: Storage shed

Welcome to a home owned by one family since 1965. Offered for sale is a custom-built, four-bedroom, walk-out Bilevel house, in the heart of Brentwood!! The open floor plan features gorgeous beams, and high vaulted cedar ceilings making this an amazing house from a bygone era's!! The 1068sqft fully developed Bilevel is accentuated by real hardwood flooring on the main floor, a separate dining area, large eat-in kitchen and two good sized bedrooms. The fully developed walk-out lower level has a large recreation room, a 4-piece bath, two more good-sized bedrooms and also features “in slab” heat vents. The metal roof is among several updates made throughout the years. It has a beautiful, south-facing, fenced backyard on a very quiet tree-lined street. Excellent location close to all levels of schools, Brentwood LRT and Shopping are only a short walk away. Hurry on this fabulous opportunity!!