



GRASSROOTS
REALTY GROUP

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1903 62 Street NE
Calgary, Alberta

MLS # A2345411



\$599,999

Division:	Pineridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,023 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Lawn, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Basement Refrigerator, Stove and Rangehood.

Welcome to this fully renovated 5-bedroom, 2-bathroom bungalow with an illegal basement suite and a BRAND NEW GARAGE, in a sought after mature NE Calgary neighbourhood. This approx. 1,035 sq. ft. home has been transformed top to bottom: new roof, new siding, new windows and doors, a modern new kitchen with stylish countertops, and fresh flooring throughout. Thoughtful design and modern architectural touches carry through every room. You name it, this house has it! Outside, the oversized lot offers a large west-facing backyard that's fully fenced and landscaped, plus a newly built garage for parking, storage, or a workshop. There's nothing left to do but move in. This is a turn key up/down income property with strong mortgage helper potential: live up, rent down. The basement has been fully redone with a new kitchen, bathroom, bedrooms, and flooring, and has its own separate entrance for privacy on both levels. The location is hard to beat. You're steps from schools, grocery stores, and parks, with quick access to major routes, nearby LRT, and everyday amenities close by. A fully renovated home with a new garage, income potential, and a well connected community. Book your showing today!