



GRASSROOTS
REALTY GROUP

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1219 68 Street NE
Calgary, Alberta

MLS # A2345500

\$500,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,135 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: N/A

This 1,140 sq. ft. bungalow offers three bedrooms upstairs. The main floor has been opened up into one large, flexible space, ready to be finished to suit your vision, and the main-floor bathrooms have been renovated. Downstairs, the clean basement includes an additional bedroom, a roughed-in bathroom and plenty of space for a future rec room or home theatre. Outside, you'll find a large yard, a 24' x 26' garage and additional gated parking. Located in Marlborough Park, close to schools, shopping, parks and major roadways. This is an incredible opportunity to add your own finishing touches and make the home your own.