



GRASSROOTS
REALTY GROUP

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1323 University Drive NW
Calgary, Alberta

MLS # A2346163



\$724,900

Division:	St Andrews Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,176 sq.ft.	Age:	1963 (63 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Insulated, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Creek/River/Stream/Pond, Front Yard, Fruit T		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: Lower Level stacking washer/dryer, lower level fridge, lower gas stove, 4 kitchen bar stools main level, storage shed, gazebo, greenhouse

PRICE ADJUSTMENT!!! Ideal inner-city property in St. Andrews Heights, moments to Foothills Medical Center, U of C, Alberta Childrens Hospital, close to all shopping, transit and just next to shops and restaurants in Kensington and Bow River pathway system. Home features mid-century charm with lots of contemporary updates....fresh interior paint throughout, vinyl windows, new carpet, beautiful updated main bath, hardwood floors, breakfast bar, stainless appliances including induction style stove. Upper floor has 3 generous bedrooms, main bath, stacking washer/dryer.....lower features bright illegal studio suite with separate entrance, separate laundry, 3 pce bath including brand new shower, full kitchen with gas stove....amazing space for rental, home office, art/music studio....ample storage space. Stunning southwest facing backyard is private, easy to maintain and features a gazebo, greenhouse, deck and even a pond....front yard is nicely landscaped with wood chips, low maintenance and looks gorgeous with perennials and an apple tree! Oversized double garage is insulated, drywalled and features 220V.....driveway adjacent fits up to 3 vehicles.....located on cul-de-sac fronting green space and super easy access to main roads.....opportunity to enjoy inner-city living, practicality and privacy. Please note illegal suite and one backyard photo feature virtual staging. Check it out!