



GRASSROOTS
REALTY GROUP

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3723 Bow Anne Road NW
Calgary, Alberta

MLS # A2347132

\$499,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	842 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

WOW!!. YOUR FIRST HOME IS AFFORDABLE !1 Your personal input of T.L.C. can bring it back to its former family use! This older home needs a lot of work, but is in solid shape. Renovations were started, but stopped upon personal circumstances. Other family situations needed to use this home for storage of furniture and belongings. Does not show well at present. Consider a 3 bedroom bungalow with a big double garage on a huge lot at a very affordable price. (below city assessment value). R.P.R. IS DATED MARCH 1981. Basement is framed and wired!