



GRASSROOTS
REALTY GROUP

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1012 1 Avenue NW
Calgary, Alberta

MLS # A2348037



\$699,800

Division:	Sunnyside		
Type:	Residential/House		
Style:	Bungalow		
Size:	803 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Treed, Views		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Open House Sunday Oct 11, 12:00-2:00pm FULLY RENOVATED 3 Bedroom, 2.5 Bathroom CHARACTER HOME in SUNNYSIDE/KENSINGTON!! 2 BLOCKS AWAY FROM THE RIVER/PEACE BRIDGE, SUNNYSIDE SCHOOL and SHOPPES OF KENSINGTON. This charming bungalow features a 1,400 SQFT OF TOTAL LIVING SPACE, 9.5ft HIGH CEILINGS and an OPEN-CONCEPT FLOORPLAN. Located on a quiet tree-lined street with DOWNTOWN VIEWS from the living room! NEW EVERYTHING: Plumbing, Electrical, HVAC, Insulation, Drywall, Subfloor & Flooring, Kitchen, Etc. The Master Bedroom is equipped with a FULL ENSUITE BATHROOM! BRAND NEW BASEMENT DEVELOPMENT with a REGISTERED LEGAL SUITE. The serene backyard is a quiet space with mature trees, perfect for relaxing or entertaining. Behind the back fence, you'll find a convenient parking pad with the potential to build a double garage.