



GRASSROOTS
REALTY GROUP

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411 33 Avenue NE
Calgary, Alberta

MLS # A2348674



\$599,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	810 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Gentle Sloping		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

15.23 x 35. South-facing lot , 2 suites- illegal . Separate entrances. 2 bedrooms on the main and 2 bedrooms downstairs. East access to downtown, plus schools close by. Please allow 24 hours' notice. Both tenants would like to continue with their lease. Rear addition sunroom not included in the R.M.S. measurement; has a bathroom, fireplace, and sink. Numerous possibilities for this property: investment, development, and owner residence.