



GRASSROOTS
REALTY GROUP

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624 30 Avenue NE
Calgary, Alberta

MLS # A2349726



\$780,000

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,271 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Front Drive		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Interior Lot, No Back Lane		

Heating: Electric, Radiant

Floors: Ceramic Tile, Hardwood

Roof: Shake

Basement: Full

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Primary Downstairs, Skylight(s)

Water: Public

Sewer: Public Sewer

Condo Fee: -

LLD: -

Zoning: cc

Utilities: Cable

Inclusions: N/A

This well cared for home has been in one family since it was built in 1946. Located on a quiet street in Winston Heights, it is well connected via Edmonton Trail to major routes, but it is also walking distance to the community centre, Winston Heights Golf course and a French Immersion Junior High. The single level bungalow provides ample living space ideal for aging in place with spacious main floor primary and a very large main floor bathroom that could easily be converted to an ensuite and powder room. Newer updates include beautiful plank hardwood floors throughout the main living area, a warm wood kitchen, spacious lounge/dining room and main floor laundry room. The back door leads to a beautiful large rear deck overlooking the private backyard. The fully developed basement has 2 more bedrooms with ensuites, perfect for teens or extended family, and a large rec room. The house has great curb appeal with an attractive brick facade, front porch and front driveway, leading to a detached 2 car garage. This is a great opportunity to renovate, or to hold while planning to build your dream home.