



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4339 70 Street NW
Calgary, Alberta

MLS # A2350691



\$650,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,406 sq.ft.	Age:	1952 (74 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Rear Drive		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks		

Inclusions: N/A

Welcome to an amazing one owner home, on a manicured and massive 72x120 R-C2 west facing rear yard in the heart of Bowness!!! Pride of ownership is evident through-out the entire property! This expansive over 1,400 sqft, 3 bedroom bungalow has had a couple additions over time and has enhanced all of the living spaces. This home offers several upgrades including an updated eat-in kitchen c/w maple cabinetry and an upgraded 100amp electrical service. The main floor features 3 bedrooms, a front living room, a large family room and adjoining sitting room c/w patio doors to a large enclosed sunny west facing rear deck, and a main floor laundry room.