



1023 1 Avenue NW  
Calgary, Alberta

MLS # A2282065



**\$764,900**

<b>Division:</b>	Sunnyside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	1915 (111 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d72
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	NA		

SUNNYSIDE SPECIAL!! M-CG d72 25'x120' LOT. PERFECT HOLD, LIVE/RENT OR BUILD LOCATION . UPDATED BUNGALOW HOME HAS NEW PAINT, VINAL PLANK FLOORINGS THRU-OUT MAIN. 3 BEDRMS + 2 FULL BATHS ON MAIN FLOOR. . FRONT PORCH IS A PLUS. SINGLE DETACHED GARAGE + 2 PAVED AND GRAVEL PARKING FROM BACK LANE. FULL UNFINISHED BASEMENT WITH POTENTIAL. WALK TO PEACE BRIDGE, DT , LRT OR KENSINGTON TRENDY CAFES ETC,,, WON'T LAST!!