

2344 54 Avenue SW
Calgary, Alberta

MLS # A2218958



\$825,000

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|------------------|--|---------------|-------------------|
| Division: | North Glenmore Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,038 sq.ft. | Age: | 1959 (66 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Alley Access, Asphalt, Front Drive, Garage Faces Front, On Street, RV Access | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Level | | |

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|--------------------|---|
| Heating: | Forced Air, Natural Gas |
| Floors: | Carpet, Hardwood, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Brick, Stucco, Wood Frame, Wood Siding |
| Foundation: | Poured Concrete |
| Features: | Ceiling Fan(s), No Animal Home, No Smoking Home |

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: as above

Fantastic redevelopment opportunity in the highly sought after community of North Glenmore Park with a 52.25 x 117 ft. lot. Charming, clean, well maintained & loved, this 3 bedroom bungalow is move-in ready. Buy now and hold until ready to redevelop or renovate! You're welcomed to this lovely home with a covered patio/breezeway that is perfect for hanging out in. The vaulted main living area is flooded with sunshine and bright even on dull days. Throughout the main floor there is the original hardwood except in the bathroom and kitchen. This HUGE lot has RV parking and lots of room to grow! Great location with a quick commute to the mountains or downtown, close to Mount Royal University, Glenmore Athletic Park, Rockyview Hospital, ATCO campus, Marda Loop and the new Glenmore Twin Arena that is now under construction. There are also numerous highly rated schools at all levels including Central Memorial High School in the vicinity. First time offered since 1967.