

201 Holland Street NW
Calgary, Alberta

MLS # A2305333



\$500,000

Division:	Cambrian Heights		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bungalow		
Size:	1,025 sq.ft.	Age:	1966 (60 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Rear, On Street, Re		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Few Trees, Front Yar		

Heating:	Central, ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Storage, Wood Windows		

Inclusions: None

OPEN HOUSE SAT MAY 2ND NOON TILL 2:00 PM. This duplex is quaint, quiet and close to many amazing amenities. Here are some of the things you'll enjoy when you live here. You'll have great neighbors as everyone looks out for one another. There are lots of young families moving into this area because of the schools, parks, walking and biking paths. Activities are held at the Cambrian heights community association which include ice skating, baseball, soccer and a water park. Large parks nearby are nose hill and confederation which offer cross country skiing, golf and tobogganing. You also have multiple choices of public and catholic schools from K to high school. There are plenty for shops from local boutiques up to North Hill Mall. The property is situated on a quiet corner lot at the end of a street that has the feel of a Cul de sac. Even better is that you can see all the way downtown and have a skyline view. As a bonus you can see the fireworks from the stampede grounds in July. The duplex offers an attached in-house garage, with a total of 3 bedrooms and 2 bathrooms. The ceilings are vaulted so you get a midcentury loft experience. Come and View it Today