

4927 10 Avenue SW
Calgary, Alberta

MLS # A2338562



\$799,000

Division:	Westgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,017 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: 2nd Refrigerator, 2nd Freezer, Garden shed, Security cameras

An IDEAL LOCATION….. a quiet street in the heart of Westgate, insulated from traffic and the hum of the city, across from a large park/playing fields, steps to Westgate Elementary and Vincent Massey HS, a short walk to the 45th Street C Train station and a large south facing lot – WARM & BRIGHT - with lane access in back – NICE! This bungalow measures 1016 sq ft with 3+ 2 beds and 3 full baths, (two of which are en suites) and sits on a 6296 sq ft lot with 63 ft of frontage… OPPORTUNITY! Highlights include oak hardwoods through the main, pot lights through the living room, granite countertops in the kitchen and bathroom, s/s appliances, including a gas stove, new en suite bathrooms down and well maintained. PLUS….. a new furnace, hot water tank and plumbing throughout. You will LOVE the main floor living space, with its large picture window and view to the park offering a soft natural light. The kitchen and dining space play to the rear deck and yard, with its southern exposure this space is bathed in the warmth of the sun all day. With lane access in back, an over-sized two car garage, and a 6300 sq ft lot, the rear yard is a charm, PRIVATE & QUIET! This home has been well maintained and is move in ready… call today to view.