

2120 Milne Drive NE
Calgary, Alberta**MLS # A2353848****\$565,000**

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,045 sq.ft.	Age:	1964 (62 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Sauna		

Inclusions: hot tub, sauna, fridge and stove downstairs

Amazing Opportunity to live in a Spacious 3 bedroom Bungalow with an Illegal Suite! HOT TUB and Sauna included! Renovate or move in! Located on a beautiful lot super close to all amenities and Downtown, this Bungalow offers some Modern Conveniences along with the potential to have tenants. Features a spacious livingroom/Dining area with an eat in Nook and Bright Oak Kitchen. Main floor features 3 good sized bedrooms and a 4 piece bathroom. The basement features a Sauna, adorable kitchen one bedroom, 3 piece bathroom, storage and Huge livingroom with a Wood Burning fireplace. Super unique and ready for your creative touches. The Backyard is Huge features a newer hot tub and Single car garage. Lot gets a lot of Sun as the setback and home placement are ideal. Looking for unique and adorable this is it!