

2744 41A Avenue SE  
Calgary, Alberta

MLS # A2199475



**\$484,900**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Parquet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Laminate Counters, See Remarks		

**Inclusions:** None

Solid 3 bedroom bungalow with potential mother in law (illegal) suite in the mostly developed basement (has bathroom rough-in). This is a perfect opportunity for investors, flippers or for a family wanting to build some sweat equity and make this their dream home. Huge 24 x 26 oversized and overheight detached garage. Good sized back yard with greenhouse. Located on a good, quiet street. Close to schools, transit & amenities. Easy access to Deerfoot & Barlow Trails. Immediate possession. Price reflects the need for cosmetic upgrades. Home is in as is condition.