

211 99 Avenue SE  
Calgary, Alberta

MLS # A2182483



## \$849,999

<b>Division:</b>	Willow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,007 sq.ft.	<b>Age:</b>	1966 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Double Garage Detached, Garage Door Opener, Oversized		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Standard, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Dishwasher, Electric Stove, Refrigerator

This is an amazing opportunity to live in Willow Park or invest in a property with great redevelopment potential (H-GO). Please see the attached redevelopment idea for more details. (DP has been submitted). This property is just a short walk from shopping, restaurants, the library, a recreation center, and various amenities. Transportation is easily accessible. This well maintained three-bedroom home features an updated kitchen with ample oak cabinetry, newer front and back doors, a living room window, and a kitchen bay window. The upstairs boasts beautifully re-finished hardwood flooring. The spacious basement includes a family room, office space, bedroom, den, and laundry room. Step out from the kitchen to a private, roomy patio. The property also offers a double heated garage with a loft and an adjoining carport, providing plenty of parking space. Ideal to make your home easily rentable while planning re-development or just a great revenue property. \*\*\*24 HRS Minimum notice if required for the tenants\*\*\* Garage is rented out as well. Garage can be viewed upon a accepted offer\*\*\*