

Agents:

REAL PHANEUF

ROYAL LEPAGE Foothills

Status: Active
Occupancy: Vacant
Type: MLS
Lock Box: Leni
Appointment: Realtor

403-249-4322
www.calgaryconnection.com
E-mail: rphaneuf@rfoothills.com

Rooms: 5
Bedrooms: 3
Bathrooms: 1
Taxes: (09) \$2327.54
Possession: Finalization of Probate

Address:
458 – 23 Avenue N.E.

District: Winston Heights
Number: A490
Plan: 419R Block: 8 Lot: 5 & 6

Home Size: 936 sq feet
Age: 1948
Lot: Rectangular
Style: Bungalow
Parking: Oversized
Detached
Ext. Finish: Stucco & Composite

Floor Finish: *Hardwood, Carpet, Lino*
Heat: *Forced Air*
Landscaped: *Fully*
Fenced: *Yes*
Basement: *Partially Finished*

Price: **\$429,900**
Dwnpmt: **\$429,900**
Mortgage:
Interest:
Matures:
L.I.:

Living Room: (M) 19' x 12'3"
Kitchen: (M) 12'4" x 11'6"
Master Bedroom: (M) 10'6" x 12'3"
Bedroom: (M) 12'3" x 9'

Bedroom: (M) 8'6" x 7'
Lower Room: (L) 12' x 14'
Bathrooms: 4 piece main

Included in Price: Fridge, Stove, All Existing Window Coverings, Washer & Dryer, Hood Fan, Garage Door Opener and Two controls, Storage Shed

Highlights & Special Features: *This solid home has some of the original features of sculpted ceilings and arched entranceways, while offering major upgrades to the bathroom and kitchen areas. The home is well maintained with newer main floor windows, upgraded electrical, furnace and hot water tank. The oversized double garage is a hobbyist's dream with three doors and measuring 32 x 24. To the rear of the home is a 14 x 8 deck surrounded by aluminum railing. Our well manicured and landscaped large R-2 lot measures 50 x 125, ideal as a holding property for future development. Contact Real Phaneuf at 403-249-4322 or view additional information at www.calgaryconnection.com*