



## 223 31 Avenue Calgary Alberta

\$598,800

Opportunity knocks!!! This character inner city bungalow features original hardwood flooring, textures ceiling with crown moldings in the living - dining room, kitchen with breakfast nook, two bedrooms and a four piece. The downstairs is perfectly set up for a family member or friend. Features include larger windows, newer hardwood flooring in the spacious kitchen, four-piece bath, bedroom, and a den, which could be an extra bedroom with window enlargement. The lot features mature trees, shrubs, two sheds, and a patio. Centrally located, you are never too far from shops, services, schools, and public transit. Call your favorite Real Estate agent today to view. (id:6769)

Living room 10.42 Ft x 17.08 Ft

Dining room 9.67 Ft x 5.83 Ft

Bedroom 13.17 Ft x 8.42 Ft

4pc Bathroom 7.17 Ft x 7.00 Ft

Den 10.42 Ft x 10.42 Ft

Furnace 5.75 Ft x 6.17 Ft

Living room 18.00 Ft x 11.17 Ft

Dining room 9.42 Ft x 5.58 Ft

Primary Bedroom 13.58 Ft x 9.83 Ft

Bedroom 11.08 Ft x 8.92 Ft

Kitchen 13.42 Ft x 9.58 Ft

4pc Bathroom 7.75 Ft x 6.83 Ft

Kitchen 10.33 Ft x 9.83 Ft

Listing Presented By:



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