



## 2018 Alexander Street Calgary Alberta

\$925,000

Located 2 blocks from the Ridge overlooking the Stampede Grounds this "Original Owner" 4 bed, 2 bath bungalow sits on a huge 50' X 120' R-C2 Lot with a large greenbelt in front. The main floor consists of an oversized living room, 3 bedrooms, 1 full bath and lovely hardwood floors running through-out. The spacious kitchen offers ample cupboard/counter space plus plenty of room for a dinette. The basement consists of a huge illegal suite with a private entrance, large kitchen, dining room and gorgeous wood bar. Completing the lower level is an over-sized family room with a wood burning fireplace plus a huge bedroom and 4pc bath with a jetted tub and separate laundry room. The exterior is fully landscaped with a large covered back deck off the kitchen offering panoramic views plus a massive triple detached garage with 14' ceilings and a huge roof-top patio. Additional bonuses include: Newer furnace/hot water tank (2022), roof, water softener and a built-in vacuum system. Build your dream home on this huge lot or renovate and live up/rent down. Many options for this prime inner City location. Easy access to schools, parks, all the shops/restaurants of Inglewood plus the Stampede Grounds, DT Core, City transit and main roadways. (id:6769)

Kitchen 18.92 Ft x 10.33 Ft  
Family room 27.67 Ft x 14.92 Ft  
Laundry room 9.92 Ft x 8.67 Ft  
Furnace 11.42 Ft x 7.00 Ft  
Storage 3.08 Ft x 2.58 Ft  
Other 16.75 Ft x 13.92 Ft  
Living room/Dining room 17.00 Ft x 15.25 Ft

Primary Bedroom 13.83 Ft x 11.08 Ft  
Bedroom 13.08 Ft x 10.42 Ft  
Bedroom 13.08 Ft x 10.42 Ft  
Bedroom 18.42 Ft x 13.25 Ft  
4pc Bathroom 13.83 Ft x 4.83 Ft  
4pc Bathroom 8.42 Ft x 5.67 Ft

Listing Presented By:



Originally Listed by:  
2% Realty

<http://www.kevinbeutler.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca