



2 Butte Place Calgary Alberta

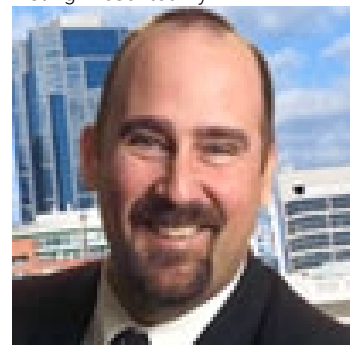
\$666,000

Location, Location, Location in need of some love and renovations. This 1125 sqft bungalow is situated on a corner lot that is also on a cul de sac. Massive Mature Trees front this home that offer retro and original features such as hardwood floors and unique fireplace and wood burning vertical pot belly ornamental stove. The single garage 14' x 22' can be expanded on to add another single garage or build up to a triple garage with roof top patio. There's a separate back door entrance which has the future to be turned into a separate suite - subject to City of Calgary Approval as you are just 10 blocks to the university of Calgary. The home offers 3 bedrooms and a 3 piece bathroom up and 2 bedrooms with a full 3 piece bathroom down. The Seller will have the house completely vacated and emptied. A professional home cleaning will be provided prior to possession. Furnace is in good shape and original, Hot Water tank is newer and Roof is only 10 years old and features a 30 year shingle roof. (id:6769)

Family room 20.75 Ft x 16.00 Ft
Furnace 19.00 Ft x 8.50 Ft
Bedroom 16.75 Ft x 7.58 Ft
Bedroom 12.58 Ft x 9.42 Ft
3pc Bathroom 8.50 Ft x 4.50 Ft
Other 14.17 Ft x 10.00 Ft
Dining room 10.25 Ft x 9.00 Ft

Living room 17.33 Ft x 12.25 Ft
Other 9.50 Ft x 3.67 Ft
Primary Bedroom 13.00 Ft x 10.17 Ft
Bedroom 13.50 Ft x 9.00 Ft
Bedroom 10.00 Ft x 9.00 Ft
3pc Bathroom 9.00 Ft x 6.50 Ft

Listing Presented By:



Originally Listed by:
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