

**4 Cornell Place NW
Calgary, Alberta****MLS # A2248147****\$664,900**

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1957 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Irregular Lot, Landscaping		

Heating:	Forced Air
Floors:	Carpet, Other
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Other, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, Pantry, See Remarks, Separate Entrance, Storage

Water: -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** none

INVESTOR ALERT!! Looking for a home with incredible potential to make your own? This one's for you! This 1100+ square foot bungalow is located on a huge corner lot across from a quiet park. The main floor has a large living room, kitchen adjacent to the dining room, 3 good sized bedrooms and the main bath. There is a separate rear entrance to access the basement which offers excellent potential for a future secondary suite (with city approval). The basement development currently has a large rec room with wet bar, 2 bedrooms, 4 piece bath and utility/storage area. Outside you'll find a good size yard with mature landscaping and a double detached garage. The exterior of the home was painted in 2016, shingles updated in 2012 and eavestroughs updated about 2-3 years ago. Located close to transit, shopping, an easy commute to the U of C and SAIT and great access to major thoroughfares. This home will require updating and is sold AS-IS. Some rooms have been virtually staged.