

**2107 Munro Drive NE
Calgary, Alberta**

MLS # A2259131



\$609,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,086 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Private, See Remarks		

Heating:	Forced Air
Floors:	Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, See Remarks, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: (R-CG)

Utilities: -

Inclusions: Electric stove, Refrigerator, Counter microwave, Some window coverings, Washer, Dryer, Garage opener, Garage remote(1), Cabinet shelving in garage, downstairs desk & chair, downstairs armoire cabinet, deepfreeze, shed

OPEN HOUSE SUNDAY SEPT.28 12:00-2:00pm. Come have a look at this fully developed 3 bedroom bungalow located in magnificent Mayland Heights. Located In a spectacular inner city community, this home sits on a large 50ft (R-CG) lot with amazing street appeal. Original owner for over 30yrs. It has a great layout awaiting your personal touches to make it your own. Main floor has original hardwood in living room and in all bedrooms. Also, vinyl windows, roof and hot water heater have been updated. The bright kitchen features white cabinets and leads to a step down side entrance to the basement.(Potential future seperate entrance legal suite with city approval and permits). Downstairs you will find a large rec-room , 2 piece bath, office/den and storage/laundry area. Enjoy the beautiful south facing fully fenced backyard with your friends and neighbourhood gatherings. Perhaps get excited about the large outdoor shed for extra storage or the oversize double detached garage adjacent to the fully paved back lane. Located close to grocery shopping and many other amenities, also multiple schools, playgrounds and parks nearby. A hidden gem close to downtown and with multiple exit routes to commute too, where ever you need to go. So don't wait and book an appointment before it is gone!