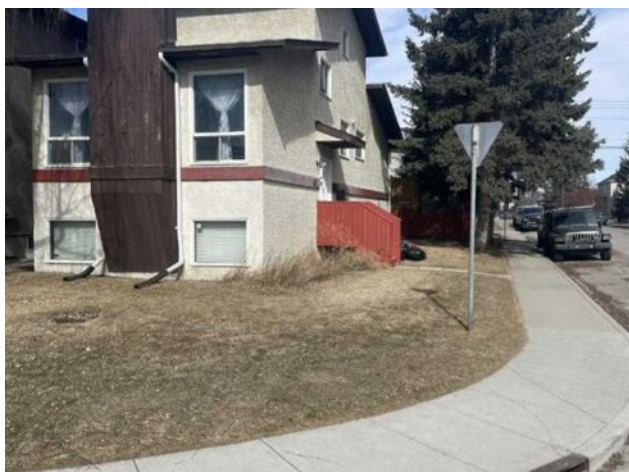


402 28 Avenue NW  
Calgary, Alberta

MLS # A2205115



## \$679,900

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Hardwood, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Suite
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Solid home with gleaming hardwood floors and a wood burning fireplace in the living room. Live up and rent the suite, (illegal) or live in the spacious 2 bedroom suite which has large windows to bring in natural light and rent the larger 3 bedroom unit out to help with the mortgage. House has been professionally cleaned and is awaiting your painting and decorating skills.