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Royal LePage Mission Real Estate

#100 3595 114 Ave SE

Calgary, AB

T2Z 3X2



2414 Morrison Street SW, Calgary, Alberta, T2T 3J3, Ca

MLS®# C3586874



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Property Value	\$1,495,000
Type	House
Style	Bungalow
Basement	Walkout
Parking	Double Garage Detached
Year Built	1948
Taxes	6891
Living Area	1,722.24 sq.ft.
Lot Frontage	49.87 ft
Lot Depth	137.01 ft
Lot Size Area	6,899.67 sq.ft.
Bedrooms	4
Bathrooms	3 full

## Description

This 1700+ sq ft walkout bungalow is complete with spacious formal living & large dining rooms ideal for big family dinners. Eat-in kitchen with island and walk in pantry. Deck off the kitchen ideal for summer BBQ's. Cozy family room adjacent to the kitchen boasts a vaulted ceiling and skylight. 3 large bedrooms up: master with 3 piece ensuite & walk in closet plus a double door closet. Lower level features a fourth bedroom with new bathroom, large family room with gas insert fireplace and an unbelievably large home office. Detached oversized double garage, lower patio, landscaped yard with mature trees. Located on Mt Royal's best kept secret, MORRISON ST. This gem, in the heart of the neighborhood sits on an oversized lot with an extra 12 feet of depth. Move in, renovate or build your dream home. Many extras have been implemented this year - new commercial carpets, new lower 4 pce bathroom, 3 new exterior doors, R.I. A/C, keyless locks, new 50 gallon water tank, gas line to BBQ and more.



