# 2440 53 Avenue Calgary Alberta
## $600,000

**Location, Location, Location!** This duplex offers an unbeatable location, just a 10-minute drive to Downtown with easy access to Crowchild Trail, Glenmore Trail, and numerous shopping centers. It's conveniently close to Athletic Park, MRU, schools, and the newest rapid transit line, the Max Yellow bus stop, which is less than a one-minute walk away. Whether you're driving or using public transit, this location is ideal.Situated in a quiet cul-de-sac, the front door faces a playground, allowing you to watch your kids play from the comfort of your living room. Within walking distance, you'll find Tim Hortons and various street shopping malls.The house features fresh paint and tile in the kitchen and bathroom. The main floor includes a living room and kitchen, while upstairs you'll find three bedrooms. The finished basement offers a huge additional living space, and the updated high-efficiency furnace ensures comfort year-round. The roof was replaced less than two years ago, and newly installed windows enhance energy efficiency during the cold winter months. The exterior was painted in 2023, giving this duplex a fresh and inviting look.Call to schedule a showing today before it's too late! (id:6769)

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| Exercise room 18.33 Ft x 12.00 Ft | Laundry room 4.83 Ft x 4.25 Ft |
| Storage 14.75 Ft x 10.75 Ft | Other 5.83 Ft x 3.25 Ft |
| 2pc Bathroom 7.67 Ft x 5.08 Ft | 2pc Bathroom 4.92 Ft x 3.58 Ft |
| 1pc Bathroom 3.58 Ft x 3.50 Ft | 4pc Bathroom 7.42 Ft x 4.92 Ft |
| Furnace 7.83 Ft x 7.67 Ft | Bedroom 11.08 Ft x 8.08 Ft |
| Other 7.83 Ft x 5.58 Ft | Bedroom 9.92 Ft x 9.58 Ft |
| Living room 13.42 Ft x 13.33 Ft | Other 3.50 Ft x 3.08 Ft |
| Dining room 9.00 Ft x 4.50 Ft | Primary Bedroom 13.50 Ft x 8.92 Ft |
| Kitchen 11.50 Ft x 7.92 Ft | Other 6.00 Ft x 2.00 Ft |