



2715 Canmore Road Calgary Alberta

\$699,000

Fantastic Location overlooking Confederation Park with Nose Hill Conservation Area in the background. Titled Half Duplex with 2 Bedrooms up and 2 Bedrooms down. The Open Beam vaulted ceiling make the space look large. The newer finished basement has a large Rec Room, 2 Bedrooms, as well as a 4piece Bath and the Laundry Area. Close to University of Calgary, Elementary and Junior/High Schools, and Shopping. Easy access to John Laurie and a short commute to downtown.. This Duplex also has a double garage in the rear with a firewall between stalls, giving each side of the duplex a secure, private parking area. (this is registered against the property Title and built to code). There is a corner wood-burning Fireplace in the Living Room. This unit has been a rental for many years and always occupied. The Roof was redone several years ago with Torch Down Roofing and is in good repair. (the garage roof only has a couple of years left in it). Soffits and Fascia have been updated as well. This is a great property to call home or as an investment. (id:6769)

Primary Bedroom 4.00 M x 2.70 M

Recreational, Games room 6.00 M x 4.00 M

Bedroom 4.00 M x 2.70 M

4pc Bathroom .00 M x .00 M

Kitchen 3.40 M x 2.40 M

4pc Bathroom .00 M x .00 M

Dining room 4.00 M x 3.00 M

Primary Bedroom 4.00 M x 2.70 M

Bedroom 4.00 M x 2.70 M

Listing Presented By:



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