



## 2723 15 Avenue Calgary Alberta

\$499,999

Absolutely, it sounds like a fantastic opportunity to be a part of the thriving community of Albert Park! The charm of this duplex with its front entrance, coupled with the convenience of its location, makes it an appealing choice for homeowners or investors. With a total of 955 square feet on the main floor and an additional 907 square feet in the illegal basement suite, there's plenty of room to tailor the space to suit individual lifestyle needs. It seems like an ideal property for those looking for both comfort and convenience in a sought-after neighborhood. Having three generously sized bedrooms and two bathrooms on the main floor further enhances the appeal and functionality of this property. It offers even more space for family members or guests to enjoy their own private retreats while providing convenience and comfort. With multiple bedrooms, there's flexibility in how the space can be utilized, whether it's for a growing family, hosting guests, or creating a dedicated home office or hobby room. The basement's setup with two additional bedrooms and a full bathroom adds significant versatility to the property. It provides ample space for extended family members, guests, or even tenants if the basement is utilized as a separate living unit. Indeed, with its ample space, convenient layout, and desirable features, this home offers a rare combination of comfort and convenience. Whether you're looking for a spacious residence for your family or considering an investment opportunity, this property in Albert Park presents an enticing option. Don't miss out on the chance to make this your new home and experience the best of inner-city living. Schedule a viewing today and seize the opportunity to discover all that this home has to offer! (id:6769)

Bedroom 10.90 M x 12.30 M

Bedroom 12.00 M x 9.10 M

4pc Bathroom 8.00 M x 5.10 M

Primary Bedroom 11.10 M x 10.11 M

Bedroom 10.00 M x 9.80 M

Bedroom 8.00 M x 11.40 M

Kitchen 9.10 M x 7.80 M

4pc Bathroom 8.60 M x 5.00 M

4pc Bathroom 5.80 M x 10.90 M

Listing Presented By:



Originally Listed by:  
Royal LePage METRO

<https://www.tarandhillon.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)