



## 3741 30 Avenue Calgary Alberta

\$1,599,900

Attention Developers and Investors! This rare property is now available, offering a prime revenue source or a future development site. Both sides of the duplex, #37 and #41, are being sold simultaneously, each with its own title. Situated on a lot measuring 50 feet wide by 137 feet deep with convenient back lane access, this property presents an excellent investment opportunity. Additionally, the neighboring property, #43, is also available, providing a developer the chance to acquire 100 feet of unobstructed views of downtown and the Stampede grounds - perfect for watching fireworks during Stampede. The first side of the duplex boasts a north-facing living room, allowing residents to soak in the stunning views. It features a cozy gas fireplace, a spacious dining area, and a well-appointed kitchen. The primary bedroom has been extended by removing a wall to a second bedroom, creating a charming nighttime reading area. This floor is completed by a second bedroom, a four-piece bathroom, and a convenient laundry area. The developed basement offers a large family room, an additional bedroom or office space, and ample storage and workspace for the handyman. Whether you choose to keep the basement as is or renovate to suit your personal needs, this area provides significant potential. The backyard features a south-facing deck, ideal for enjoying a glass of wine on summer nights. Additionally, the heated double detached garage provides plenty of space for cars or hobbies. The second side of the duplex is an excellent rental property, featuring a spacious living room, an open kitchen, and three bedrooms all on the main level. A four-piece bathroom completes this floor. The unfinished basement presents an opportunity to design and build according to your needs. Outside, a south-facing deck offers a pleasant space for summer relaxation, and a storage shed provides a place fo...

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

Phone: 403-969-0267  
arobinson@cirrealty.ca