



## 6506 34 Avenue Calgary Alberta

\$499,900

Investor Alert or First Time Buyer! Stop renting and start building equity in this charming half-duplex, ideally suited for homeowners and investors alike! Live in the main floor unit and reduce your mortgage with rental income from the legal basement suite. This cozy property, featuring a vaulted wooden ceiling throughout the main level, is located on a quiet street in beautiful Bowness, only minutes from the new Bow River shopping centre, parks, schools, and the Shouldice pool. With a short drive to COP Park and quick access to Highway 1, this location is truly exceptional! Both the main and lower levels offer two spacious bedrooms, each with a 4-piece bathroom. The main floor features a practical galley kitchen, while the bright lower level offers an open floor plan with a large kitchen, eating area, and living room. The main floor opens to a south-facing deck, perfect for relaxation. The fenced backyard offers ample space, with parking stalls and a handy shed for garden tools. Each unit has its own washer and dryer, and both are currently rented on fixed-term leases. For details on rental terms, please contact your favorite realtor. (id:6769)

Bedroom 2.60 M x 3.10 M

Bedroom 2.90 M x 4.00 M

Living room 3.40 M x 5.60 M

Kitchen 2.80 M x 2.70 M

4pc Bathroom Measurements not available

Kitchen 2.50 M x 3.40 M

Primary Bedroom 3.40 M x 4.30 M

4pc Bathroom Measurements not available

Bedroom 2.59 M x 3.20 M

Dining room 2.70 M x 3.40 M

Living room 4.70 M x 5.80 M

Listing Presented By:



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**Mirror**

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