



73257327 37 Avenue Calgary Alberta

\$999,999

INVESTORS and BUILDERS alert!!!!Side by side Full duplex!!! Infront of Park/ School!!! in Bowness for sale. . 8 bedrooms total. 4 living rooms total, total. 4 bathrooms total. Beautiful original hardwood flooring is exposed in living room on one side. Main floors has Each side two bedrooms, 4 piece bath, living room, kitchen and large dining room. Developed basement has two more bedrooms, another 4 piece bath, 2nd living room and mechanical. Each side has own electric meter, and forced air heating. Close to schools, shopping, parks and playgrounds. Title subdividable. This unique property is perfectly positioned near essential amenities, including shopping centers, schools, the newly completed ring road and a QUICK EXIT to the ROCKIES making it a highly attractive area now and future potential. . Don't miss out on this rare investment gem. Contact us today for more details and to arrange your exclusive private viewing. (id:6769)

Bedroom 8.92 Ft x 12.75 Ft
3pc Bathroom 5.33 Ft x 10.08 Ft
Office 9.25 Ft x 11.17 Ft
Recreational, Games room 14.42 Ft x 18.67 Ft
Storage 9.58 Ft x 6.17 Ft
Furnace 7.00 Ft x 16.00 Ft

Primary Bedroom 10.25 Ft x 13.25 Ft
Bedroom 8.83 Ft x 13.25 Ft
4pc Bathroom 5.00 Ft x 7.00 Ft
Living room 15.33 Ft x 15.33 Ft
Kitchen 10.08 Ft x 12.25 Ft
Dining room 8.83 Ft x 6.33 Ft

Listing Presented By:



Originally Listed by:
Real Broker

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See

Mirror

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