



# 11344 84 Street Calgary Alberta

\$639,900

Investors and builders come check out this awesome spot located off Stoney trail! Enjoy the peace and quiet great home with a country-living feel within the city limits of the country with only minutes from shopping, parks and restaurants!. This 2323.74 Sq feet house on two lots totaling .35 Acres Lot . This property has much potential for development or is ideal for mechanics, welders ,Small Business, or for anyone wanting a extra space for equipment or material storage on a property .Many improvements include the following: new roof Shingles on the house (2023); and new hot water tank (2023).High efficiency Furnace. This house has 3 entry doors. Main door has a wide open area and Large Kitchen with Dining area and living room and another sitting area which can be converted into another Bedroom . Main level also has a 4 pc bath and another 2 pc washroom. 4 good sized bedrooms and another full 4 pc washroom and huge Bonus room on the upper floor. Quick and easy access to all main roads leading to downtown as well as the ring road makes the location of this home ideal for all of your travel plans. This home is ready for immediate possession and for your personal touch. Call today for your private showing!ideal for mechanics, welders or anyone wanting a Investment property ! (id:6769)

- Bedroom 12.83 Ft x 12.58 Ft
- Bedroom 13.33 Ft x 8.25 Ft
- Bedroom 14.33 Ft x 18.08 Ft
- Bedroom 14.92 Ft x 29.67 Ft
- 4pc Bathroom 10.25 Ft x 11.00 Ft
- 2pc Bathroom 4.67 Ft x 5.33 Ft
- 4pc Bathroom 8.17 Ft x 7.92 Ft

- Dining room 12.33 Ft x 11.42 Ft
- Foyer 11.83 Ft x 11.25 Ft
- Kitchen 13.25 Ft x 11.58 Ft
- Living room 12.33 Ft x 17.50 Ft
- Office 12.67 Ft x 17.67 Ft
- Other 4.25 Ft x 18.67 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE  
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