



## 133 Red Embers Place Calgary Alberta

\$670,000

Attention Savvy Investors and Homebuyers! This legally-suited half duplex offers flexible income potential. Rent both suites for maximum return or take advantage of a mortgage helper with a live-up/rent-down option. The two-storey upper unit has 3 bedrooms, 2.5 bathrooms and convenient upstairs laundry. Designed with an open-concept layout, the living, dining, and kitchen areas feature 9-foot ceilings, a stylish grey and white palette, and durable LVP flooring. The modern kitchen is complete with full-height cabinetry, quartz countertops, stainless steel appliances, ample storage, a functional island, and timeless backsplash. The legal basement suite has a private entrance and includes a large bedroom, full kitchen, comfortable living area, egress windows, LVP flooring, and in-suite laundry. The double detached garage offers plenty of parking and storage, perfect for families with multiple vehicles. Situated on a fully fenced, spacious corner lot, this property is in a desirable neighborhood within walking distance to shopping, parks, playgrounds, a future school site, and public transit. Don't miss this versatile investment and lifestyle opportunity! (id:6769)

Primary Bedroom 14.42 Ft x 13.58 Ft

Bedroom 10.08 Ft x 9.33 Ft

Bedroom 10.08 Ft x 9.33 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Kitchen 11.17 Ft x 8.75 Ft

Living room 13.33 Ft x 12.42 Ft

Bedroom 11.67 Ft x 10.08 Ft

4pc Bathroom Measurements not available

Kitchen 13.92 Ft x 12.17 Ft

Living room 13.08 Ft x 13.17 Ft

Dining room 10.58 Ft x 12.50 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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**RE/MAX**

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(CENTRAL)**

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