



## 2008 41 Street Calgary Alberta

\$534,500

This half duplex is fully renovated /remodled a year ago . It has new furnaces , hot water Tank , all electric , new roof , new appliances with legal suite bylaws built up illegal suite . The illegal suite is rented out which will be big time mortgage helper with own independent entry and privacy . The community is getting vibrant with all around new construction projects going on for rental units potential . The property is close to all amenities like bus route , no frills , KFC and many more close to International Avenue and 10 minutes drive to down town to join a work force and enjoy the down town life . Do not miss to occupy to merge in a vibrant community with mortgage helper independent illegal bigger suite . The 2006-41 Street SE is not listed but buyer can buy that too to hold full plex property and can split titles into 4 to enhance the value. The seller can guide about it . (id:6769)

Bedroom 12.83 Ft x 9.17 Ft  
Bedroom 12.17 Ft x 9.58 Ft  
Office 7.00 Ft x 7.00 Ft  
4pc Bathroom 5.67 Ft x 7.00 Ft  
Laundry room 3.83 Ft x 5.67 Ft  
Kitchen 9.92 Ft x 10.50 Ft  
Dining room 9.00 Ft x 11.67 Ft  
Other 14.75 Ft x 10.83 Ft  
Storage 10.08 Ft x 5.75 Ft  
Primary Bedroom 10.50 Ft x 11.08 Ft

2pc Bathroom 3.00 Ft x 5.67 Ft  
Bedroom 9.42 Ft x 8.75 Ft  
Bedroom 8.08 Ft x 10.42 Ft  
4pc Bathroom 4.83 Ft x 9.42 Ft  
Laundry room 4.83 Ft x 7.42 Ft  
Other 3.33 Ft x 3.92 Ft  
Kitchen 12.42 Ft x 11.00 Ft  
Dining room 9.75 Ft x 10.25 Ft  
Kitchen 20.25 Ft x 10.42 Ft

Listing Presented By:



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