



## 28728 54 Avenue Calgary Alberta

\$1,100,000

This full duplex sits on a 53' x 120' lot offering two deceptively spacious 4-level split dwellings. Both sides feature stunning vaulted open beam ceilings on the main level. Charming wood-burning fireplaces and plenty of natural light thanks to the dual skylights on the main floor. The West side (728A) had extensive renovations completed a few years back that include an updated kitchen, 5-piece bathroom, lighting, vinyl plank flooring, paint & window coverings. This side provides three bedrooms: 2 on the upper level + 1 on the lower level as well as 2 Full bathrooms; 5-piece on the main floor + 4-piece in the basement. The east side dwelling (728) has FOUR bedrooms (2 up + 2 down) plus 2 full bathrooms (5-piece on the main floor + 4-piece in the basement). The prime location close to transit and amenities makes this property attractive to buyers and tenants alike. Private fenced backyards and partitioned double car garage give both sides their own space. Other recent upgrades include the shingles and windows. This property needs to be seen to truly appreciate the character and features this well-maintained duplex has to offer. (id:6769)

Primary Bedroom 12.83 Ft x 9.58 Ft  
 Bedroom 12.83 Ft x 9.17 Ft  
 Primary Bedroom 12.83 Ft x 9.50 Ft  
 Bedroom 12.83 Ft x 9.25 Ft  
 Family room 22.42 Ft x 17.67 Ft  
 Laundry room 5.50 Ft x 3.08 Ft  
 Furnace 10.58 Ft x 6.17 Ft  
 Cold room 13.08 Ft x 3.17 Ft  
 4pc Bathroom 8.83 Ft x 6.25 Ft  
 4pc Bathroom 8.67 Ft x 8.67 Ft

Furnace 10.58 Ft x 6.08 Ft  
 Family room 18.58 Ft x 18.00 Ft  
 Cold room 13.00 Ft x 7.08 Ft  
 Laundry room 10.58 Ft x 6.08 Ft  
 Bedroom 12.17 Ft x 9.00 Ft  
 Bedroom 12.00 Ft x 9.25 Ft  
 Bedroom 14.50 Ft x 18.50 Ft  
 Living room 13.50 Ft x 12.92 Ft  
 Kitchen 14.42 Ft x 8.08 Ft

Listing Presented By:



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