



305 32 Avenue Calgary Alberta

\$799,900

Great opportunity for investors or anyone who needs a tenant to help pay the mortgage! Excellent location, Huge lot size of 6501 square feet, less than 10 minute drive to downtown by car, walking distance to public transportation and less than 15 minutes to airport. This solid, well built home with brand new roof (2024) has two self contained units (up and down) with separate electrical and gas meters so no fighting over utility bills. Each unit has a separate entrance, each with it's own high efficiency furnace (installed 2014), mid efficiency hot water tank (2016) and laundry machines so nothing needs to be shared between suites! The downstairs unit (illegal) has great ceiling height and full size windows which allow for lots of natural light. Parking is not a problem with a large parking spot in the back next to the double oversized garage. This is an exceptional income property in an exceptional location and will not last long! (id:6769)

Family room 14.08 Ft x 14.42 Ft

Kitchen 10.08 Ft x 7.67 Ft

Dining room 7.67 Ft x 9.00 Ft

Bedroom 11.92 Ft x 9.00 Ft

3pc Bathroom 9.67 Ft x 4.92 Ft

Bedroom 11.75 Ft x 9.83 Ft

Kitchen 10.92 Ft x 13.92 Ft

Living room 14.00 Ft x 17.42 Ft

Dining room 11.42 Ft x 5.42 Ft

Laundry room 2.92 Ft x 5.00 Ft

3pc Bathroom 10.50 Ft x 4.92 Ft

Bedroom 10.50 Ft x 12.00 Ft

Primary Bedroom 14.50 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:
Grand Realty

RE/MAX[®]

**RE/MAX REAL ESTATE
(CENTRAL)**

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