



REALTOR®



# 3443 35 Avenue Calgary Alberta

\$499,900

NO CONDO FEES - FULLY RENOVATED HALF DUPLEX IN DOVER - LOCATED ON A LONG CORNER LOT - 2 BEDROOM ILLEGAL SUITE IN THE BASEMENT (AMAZING MORTGAGE HELPER) - OVERSIZED DOUBLE DETACHED GARAGE WITH BRAND NEW SHINGLES & BACK LANE ACCESS - Offering over 1750 SQ FT of Luxurious Living Space with 4 BEDROOMS & 2 FULL BATHS & 2 FULL KITCHENS \*\*\* AMAZING INVESTMENT / STARTER PROPERTY - THE ILLEGAL SUITE IN THE BASEMENT MAKES FOR AN AMAZING MORTGAGE HELPER \*\*\* TONS OF UPGRADES INCLUDING QUARTZ COUNTERTOPS, NEW WINDOWS, NEW LIGHTING, NEW FLOORING, NEW KITCHENS, NEW WASHROOMS AND MORE! Call your favorite realtor for a viewing today! (id:6769)

Recreational, Games room 11.08 Ft x 19.00 Ft

Kitchen 8.67 Ft x 10.75 Ft

4pc Bathroom 7.33 Ft x 4.92 Ft

Bedroom 10.58 Ft x 14.00 Ft

Bedroom 8.25 Ft x 14.50 Ft

Family room 11.67 Ft x 18.25 Ft

Dining room 8.58 Ft x 7.67 Ft

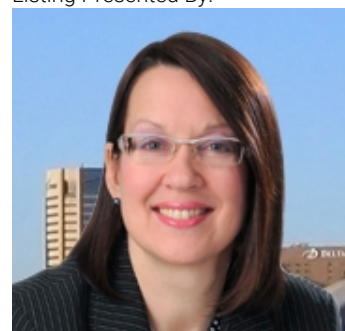
Kitchen 8.58 Ft x 11.58 Ft

4pc Bathroom 7.67 Ft x 7.83 Ft

Bedroom 11.00 Ft x 13.08 Ft

Bedroom 9.00 Ft x 15.42 Ft

Listing Presented By:



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Real Broker

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

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