



3456 31A Avenue Calgary Alberta

\$589,000

Great investment property. Live up and rent down. NEW LEGAL SUITE completed 2025. Home has undergone extensive reno's in the past year. New roof in 2024, 2 new furnaces and hot water tanks in 2024. Live up or rent out the upstairs. Basement suite has separate entrance. Upstairs and basement have separate laundry rooms. New counter tops, flooring, doors and bathrooms. Open floor concept. Front yard opens up to a tree lined pathway and the south facing backyard offers unique outdoor potential. New fencing was put up last year. Lots of room for the kids to play or for you to entertain. Close to transportation, schools, daycare and shopping. Don't miss out on this great opportunity. Showings allowed on Wednesday and Saturday from 1 to 5. (id:6769)

Other 5.11 M x 3.80 M

Living room/Dining room 17.20 M x 13.10 M

Kitchen 6.80 M x 12.40 M

Storage 3.20 M x 4.70 M

4pc Bathroom 6.70 M x 6.50 M

Laundry room 4.10 M x 6.20 M

Bedroom 9.70 M x 14.50 M

Den 6.40 M x 8.40 M

Other 9.11 M x 6.20 M

Other 3.20 M x 8.10 M

Living room 12.70 M x 17.80 M

Kitchen 8.40 M x 11.90 M

Primary Bedroom 9.20 M x 13.20 M

Bedroom 8.30 M x 12.40 M

3pc Bathroom 9.00 M x 4.11 M

Laundry room 2.70 M x 8.60 M

Other 12.80 M x 37.90 M

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net