



## 348 2 Avenue Calgary Alberta

\$599,900

\*\*\*EXCELLENT VALUE!!! \*\*\* 50X120 M-CG D72 lot in CRESCENT HEIGHTS! The main floor has 2 bedrooms, a full bathroom and newer kitchen. The lower level has an illegal basement suite with another full bathroom, bedroom and separate entrance. Many upgrades throughout! Fantastic location close to shops, school, parks and walking distance to downtown! Amazing value! Call and schedule your appointment today! (id:6769)

Eat in kitchen 9.42 Ft x 11.92 Ft

Living room 16.08 Ft x 11.92 Ft

3pc Bathroom 6.67 Ft x 5.08 Ft

Furnace 10.92 Ft x 5.92 Ft

Laundry room 6.25 Ft x 6.25 Ft

Bedroom 9.92 Ft x 11.92 Ft

Other 10.33 Ft x 11.25 Ft

Other 8.67 Ft x 11.17 Ft

Eat in kitchen 12.92 Ft x 12.25 Ft

Laundry room 3.25 Ft x 3.83 Ft

Primary Bedroom 10.25 Ft x 8.83 Ft

4pc Bathroom 6.58 Ft x 5.08 Ft

Bedroom 7.83 Ft x 8.92 Ft

Living room 12.33 Ft x 12.17 Ft

Other 4.25 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://www.harrymorgan.ca/>

**RE/MAX**

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

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

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