



## 3723 7 Avenue Calgary Alberta

\$580,000

**\*\*PRICE REDUCED FOR A QUICK SALE!\*\* \*\*ATTENTION INVESTORS & FIRST-TIME HOME BUYERS\*\***

Welcome to this RENOVATED half duplex bi-level in the beautiful community of Parkdale! 3 Bedrooms Up, 1 BEDROOM ILLEGAL BASEMENT RENTAL SUITE -- SEPARATE LAUNDRY, 2 full baths, NEW ROOF, NEW VINYL PLANK FLOORING, NEW CARPET, NEW LIGHTING, FRESH PAINT INCLUDING KITCHEN CABINETS, NEW QUARTZ COUNTER-TOPS, NEW BASEBOARDS AND TRIM, NEW KITCHEN WINDOW, NEW BASEMENT SHOWER, NEWER FURNACE & HOT WATER TANK, NEW BLINDS. 2 car driveway in front. Proximity to downtown Calgary, Bow River Pathway, University of Calgary, Foothills Hospital, Stoney Trail, & more. (id:6769)

Bedroom 19.42 Ft x 13.67 Ft

3pc Bathroom Measurements not available

Primary Bedroom 11.08 Ft x 12.00 Ft

Bedroom 9.08 Ft x 10.00 Ft

Bedroom 8.92 Ft x 11.92 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
Royal LePage METRO

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

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