4749 Galbraith Drive Calgary Alberta

$995,000

Rare FULL DUPLEX for sale, all renovated with 2 bedrooms up and 1+ den down. All new flooring, cabinetry, appliances, bathrooms all redone, upgrades to windows and doors, new 3 pc down and freshly painted inside and out. Vinyl flooring throughout the entire units. New Electrical pane with 100 amp service. Golden opportunity to live in one side and rent out the other. Title could be split. Number 47 has a sliding door to a deck off kitchen area, both sides have side doors with access to lower level. Laundry is in the lower level. Walking distance to Mount Royal University and easy access to all transportation. Large green space/playground right across the street. Flat back yard with parking spots behind fence. (id:6769)

Bedroom 8.08 Ft x 12.67 Ft	Living room 13.33 Ft x 14.17 Ft
3pc Bathroom .00 Ft x .00 Ft	Dining room 8.33 Ft x 8.25 Ft
3pc Bathroom .00 Ft x .00 Ft	Kitchen 10.58 Ft x 12.17 Ft
Bedroom 9.08 Ft x 9.33 Ft	Primary Bedroom 13.25 Ft x 8.92 Ft
Bedroom 8.75 Ft x 7.17 Ft	Bedroom 10.00 Ft x 11.00 Ft
Other 8.00 Ft x 5.58 Ft	4pc Bathroom .00 Ft x .00 Ft
Other 7.83 Ft x 5.92 Ft	Dining room 8.42 Ft x 8.92 Ft
Den 8.75 Ft x 8.67 Ft	Living room 13.00 Ft x 14.17 Ft
Recreational, Games room 12.25 Ft x 11.25 Ft	Primary Bedroom 9.00 Ft x 13.33 Ft
Recreational, Games room 10.50 Ft x 12.17 Ft	

Listing Presented By:

Originally Listed by:
REAL ESTATE PROFESSIONALS INC.

http://www.housesincalgary.com

RE/MAX

RE/MAX REAL ESTATE (CENTRAL)

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

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