



5119 Fourier Drive Calgary Alberta

\$579,000

Investor Alert! This over 6150sf corner lot with LEGAL SUITE has 3 entrances, and a potential Rental Income over \$5,000/month. This updated home boasts 5 bedrooms, including 3 suites, a total of 5 full bath (incl 1 jacuzzi 1 steam tub), big back yard which is accommodating 3 RV trailers and 3 small cars (besides front door off street parking space for 3 cars), a 275" deep double-door workshop and a new basement storage room. All bedrooms have ceiling fans. Water tank, electrical panel, interconnected smoke alarms system, half windows and doors are 1 year new. The strong foundation and insulation give this house cool summers and warm winters. It ideally situated close to public transit, schools, parks, etc. - 5mins walking distance to bus stops, 5mins driving or 10mins bus to Marlborough Mall & train station, inter-city coach station, 15mins driving to SAIT, U of C, almost everywhere of Downtown, 20mins to airport. It won't last long. Offer presentation Mondays 5pm. Immediate possession possible if you buy leases. Buyer Agents must be present in private showings. (id:6769)

4pc Bathroom 2.21 M x 1.58 M
Laundry room 1.70 M x 3.02 M
3pc Bathroom 1.24 M x 1.27 M
Bedroom 4.06 M x 4.06 M
Kitchen 2.34 M x 2.74 M
Family room 4.44 M x 3.02 M
Bedroom 4.14 M x 2.77 M
Den 2.97 M x 2.29 M
Bedroom 3.28 M x 2.59 M

Living room 2.34 M x 4.42 M
Kitchen 3.63 M x 2.59 M
4pc Bathroom 2.08 M x 1.78 M
Dining room 3.20 M x 1.47 M
Bedroom 3.48 M x 3.66 M
4pc Bathroom 1.47 M x 2.54 M
3pc Bathroom 1.80 M x 1.68 M
Primary Bedroom 3.81 M x 2.84 M
Other 1.83 M x 1.96 M

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty



**RE/MAX REAL ESTATE
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