



## 5258 19 Avenue Calgary Alberta

\$599,900

INVESTORS ALERT!! GREAT INVESTMENT PROPERTY!! OR LIVE UP RENT DOWN FOR FIRST TIME HOME BUYERS ALERT!! This one is a fully renovated R2 zoned lot with a bi-level half duplex at Montgomery, there is an illegal suite in the basement with separate entrance. The main floor is almost 1,000 square feet with three renovated bedrooms, a half bath in suite and a full bathroom. An open lay out kitchen and living room makes it spacious and bright. Huge front deck in the front with a great view. The lower level is almost as big as the main floor with a three pcs bathroom, two decent size fully renovated bedrooms, huge family room and a small kitchenette and has its own laundry room. It has a wood storage shed at the back and two parking spaces just outside the fence. Two vehicles could be park in the street parking in front of the home too. Just a couple of minutes walk from the house is he great view over looking Bow River, Paskapoo Bridge and part of Bowness Park. Minutes away from the River and Calgary's amazing pathways leading to Parks. Easy access in and out to the city via 16th Avenue, Shagannappi Trail, Stoney Trail. and Crowchild Trail. A walking distance to Market Mall , Safeway Supermarket and a short drive to Canadian Superstore. Location is very convenient to shopping area, banks, schools and public transportation. Great features are just too many to mention.

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Family room 20.67 Ft x 12.83 Ft

Bedroom 10.50 Ft x 9.67 Ft

Bedroom 10.67 Ft x 10.67 Ft

Kitchen 9.83 Ft x 9.67 Ft

Laundry room 12.58 Ft x 4.75 Ft

3pc Bathroom 7.67 Ft x 5.08 Ft

Living room 13.75 Ft x 12.58 Ft

Primary Bedroom 12.33 Ft x 10.50 Ft

Kitchen 11.17 Ft x 9.33 Ft

Dining room 10.08 Ft x 9.33 Ft

2pc Bathroom 7.67 Ft x 3.00 Ft

Bedroom 11.33 Ft x 9.17 Ft

Bedroom 9.08 Ft x 8.33 Ft

4pc Bathroom 8.92 Ft x 5.00 Ft

Listing Presented By:



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