



# 530 23 Avenue Calgary Alberta

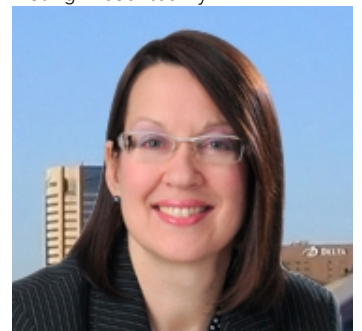
\$1,099,900

Nicely Updated Two Storey home with legal lower suite with separate entrance and 2 car garage, a quick walk to the very trendy and highly sought after 4th Street Mission area with lots of restaurants stores and shopping. Only minutes to the beautiful river walkway. This charming older home has a front porch and recently updated rear deck area for relaxing in the private fenced yard . Property is currently rented . Major Renovations include: Weeping Tile, Sump Pump, Electrical System upgrades, Updated Furnace, Air Conditioning Unit ,Rinnai water heater , Back Deck , Interior Connected Fire Alarm System with sprinkler in furnace room, and 2 additional Bathrooms. Insulated Garage and Legal Basement Suite with separate entrance . Great investment property potential. Upper master bedroom has large master suite and huge shower and sitting area. Very easy to rent . 24 hour notice to show. (id:6769)

Bedroom 18.33 Ft x 11.92 Ft  
 Bedroom 11.83 Ft x 11.33 Ft  
 Other 9.83 Ft x 7.25 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Dining room 10.50 Ft x 8.67 Ft  
 Kitchen 9.75 Ft x 8.50 Ft  
 Primary Bedroom 19.33 Ft x 10.92 Ft  
 Bedroom 12.33 Ft x 11.58 Ft

Laundry room 3.25 Ft x 3.25 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Eat in kitchen 15.08 Ft x 9.25 Ft  
 Living room 10.25 Ft x 7.67 Ft  
 Primary Bedroom 10.25 Ft x 7.58 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Laundry room .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
 Maxwell Canyon Creek



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

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