



## 723 Raynard Crescent Calgary Alberta

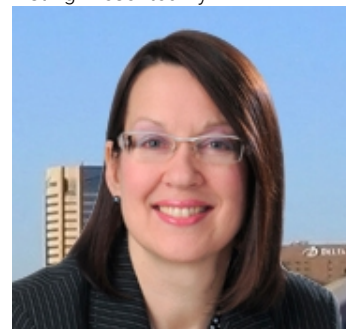
\$599,500

Welcome to this fantastic Inner City cash flow positive property (generating \$3600 per month currently) with great potential for future rebuild (50ft wide frontage), or the perfect home for multigenerational living within walking distance to C-Train Station! The spacious main level features stunning hardwood floors throughout. You'll love the large kitchen, complete with ample cabinet and counter space, ideal for home cooking and entertaining. Adjacent to the kitchen is a charming dining room with built-in storage, perfect for hosting family meals. The bright and sunny living room offers an inviting atmosphere with plenty of natural light. The main level boasts three comfortable bedrooms, including a primary bedroom with its own 2-piece ensuite for added privacy and convenience. Don't miss the beautiful sunroom, a delightful spot to relax and enjoy the surrounding views. The lower level includes a one-bedroom illegal suite with a separate entrance, offering plenty of space in the living room and kitchen—ideal for additional rental income or accommodating extended family. Outside, you'll find a spacious deck and ample storage, perfect for enjoying the outdoors. The property also features a single detached garage and a parking pad for your convenience. Located close to all amenities, this property offers both comfort and practicality. Don't miss your chance to own this versatile and well-located home! (id:6769)

Bedroom 11.75 Ft x 12.58 Ft  
 Living room 14.42 Ft x 15.92 Ft  
 Dining room 6.50 Ft x 10.75 Ft  
 4pc Bathroom 4.83 Ft x 7.92 Ft  
 Kitchen 11.17 Ft x 10.25 Ft  
 Laundry room 11.33 Ft x 7.50 Ft  
 Other 14.33 Ft x 3.58 Ft  
 Other 3.83 Ft x 11.83 Ft  
 Living room 15.67 Ft x 11.75 Ft

Dining room 9.25 Ft x 10.25 Ft  
 Kitchen 9.42 Ft x 13.58 Ft  
 Sunroom 7.58 Ft x 19.33 Ft  
 4pc Bathroom 8.58 Ft x 4.92 Ft  
 Bedroom 11.08 Ft x 8.33 Ft  
 Primary Bedroom 11.75 Ft x 13.58 Ft  
 Bedroom 11.08 Ft x 8.67 Ft  
 2pc Bathroom 11.75 Ft x 12.58 Ft

Listing Presented By:



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