



## 849 McPherson Road Calgary Alberta

\$630,000

A Nice and Cozy, Character home that is nestled amid a new high-density redevelopment area, only a block from the Zoo LRT station. EXCELLENT location close to downtown. The main floor has 9 ceilings and has one bedroom, an office (which can be made into a second bedroom), a kitchen with an eating area, a 3 pc bathroom and a living room. Upstairs is an illegal bachelor suite with an independent entrance that could be easily converted back to a two-story single-family dwelling. The basement is unfinished. Live on the main floor and rent out the upper suite. Current revenue is \$1400 upstairs and \$1600 main floor, tenants are willing to stay. Located right across the road from a public tennis court, the property is surrounded by walkways, and green space, and backs onto Memorial Drive with a secluded backyard. Mature, well-traveled pedestrian neighborhood with large trees. Views of downtown, the Bow River, and across from St. Patrick's Island. (id:6769)

Primary Bedroom 11.42 Ft x 16.42 Ft

4pc Bathroom 4.08 Ft x 8.58 Ft

Laundry room 11.50 Ft x 4.75 Ft

Office 12.33 Ft x 17.00 Ft

Other 12.58 Ft x 20.08 Ft

Living room 10.92 Ft x 15.67 Ft

Other 11.42 Ft x 13.17 Ft

Bedroom 7.67 Ft x 13.50 Ft

Office 7.58 Ft x 7.50 Ft

Foyer 10.42 Ft x 4.50 Ft

3pc Bathroom 7.58 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

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**RE/MAX**

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