



# 2706 15 Avenue Calgary Alberta

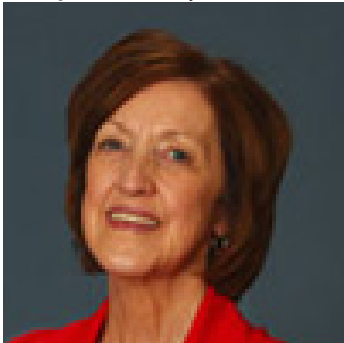
\$499,900

Step into the possibilities of this incredible home nestled on a spacious 50x120 RC2 lot, featuring an expansive double detached garage. The main level welcomes you with an airy and bright open layout encompassing a living room, dining area, and a full kitchen. Three bedrooms offer comfortable living, complemented by a full bath and separate laundry on the same floor. The fully developed lower level unveils an illegal 1-bedroom, potentially 2-bedroom, basement suite with its own separate entrance, adding both versatility and potential rental income. The sunny north-facing backyard is complemented by an oversized double detached garage, ensuring ample parking and storage space. Convenience is at your doorstep, with downtown just minutes away and various amenities within walking distance, including transit, shopping, schools, and more. Embrace the opportunity to explore this property before it slips away - your potential dream home awaits! (id:6769)

Living room 19.42 Ft x 10.92 Ft  
Bedroom 14.92 Ft x 9.67 Ft  
Other 10.58 Ft x 9.75 Ft  
4pc Bathroom 10.83 Ft x 4.42 Ft  
Laundry room 12.50 Ft x 7.58 Ft  
Living room 13.33 Ft x 11.42 Ft

Kitchen 11.58 Ft x 9.67 Ft  
Primary Bedroom 13.08 Ft x 9.67 Ft  
Bedroom 11.17 Ft x 9.17 Ft  
Bedroom 9.17 Ft x 6.67 Ft  
Dining room 11.75 Ft x 10.25 Ft  
4pc Bathroom 6.50 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

<http://www.amarcudail.com/>



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca