



## 4212 1A Street Calgary Alberta

\$650,000

Excellent first time buyer or investor opportunity!! This is a very well cared for, updated 1/2 duplex with almost 1000 square feet on the main floor + with 2 bedrooms on the main floor + an additional 3rd down. Located on a premier street across from the ridge on 1A Street in Parkhill. Hardwood flooring on the main floor, newer carpeting downstairs, renovated bathrooms + kitchen. Really nice backyard with room for outdoor living + with a single detached garage. Walk to schools, the parks, pathway system + easy access to the Ctrain, shopping + downtown. (id:6769)

Laundry room 12.25 Ft x 10.50 Ft

Furnace 12.75 Ft x 3.42 Ft

Bedroom 18.25 Ft x 12.08 Ft

4pc Bathroom 9.33 Ft x 7.17 Ft

Kitchen 13.25 Ft x 10.25 Ft

Dining room 8.50 Ft x 6.42 Ft

Living room 17.00 Ft x 15.25 Ft

Family room 17.17 Ft x 14.17 Ft

Primary Bedroom 14.83 Ft x 10.17 Ft

Bedroom 14.67 Ft x 8.67 Ft

4pc Bathroom 10.33 Ft x 4.92 Ft

Listing Presented By:



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**REALTY**

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