



## 427 19 Avenue Calgary Alberta

\$425,000

INVESTMENT OPPORTUNITY ALERT! Perfect for Investors and First-Time Buyers. Why settle for a condo when you can own this charming bungalow on a spacious 25x125 ft R-C2 south-facing lot? Nestled in a prime location on a quiet street, this property is within walking distance to multiple schools, public transportation, shopping, and groceries. It's truly a gem--be sure to check it out on Google Maps! The main floor features an enclosed foyer, leading to the main living and dining areas. Two bedrooms and a full bathroom are located on one side, and the kitchen offers a great space ready for your design ideas. The partially finished basement includes a newer high-efficiency furnace, hot water tank, and updated panel and wiring. The shingles are in great condition, providing peace of mind. The expansive south-facing backyard is a highlight, complete with a single garage and a parking pad. Consider renovating or tearing down and building your dream home in this unbeatable location, close to downtown and all necessary amenities. This home is being sold "as is, where is." VIRTUAL TOUR AVAILABLE! (id:6769)

Storage 23.67 Ft x 16.08 Ft

Foyer 6.08 Ft x 18.00 Ft

Kitchen 11.08 Ft x 8.83 Ft

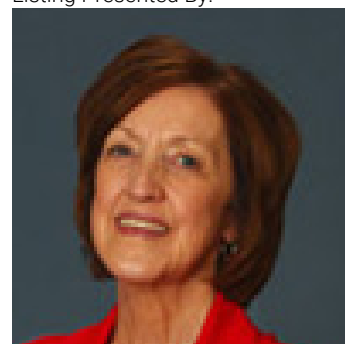
Living room 20.50 Ft x 8.92 Ft

Primary Bedroom 9.50 Ft x 8.58 Ft

Bedroom 8.83 Ft x 8.67 Ft

4pc Bathroom 8.67 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.artlee.ca/>



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REALTY

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