



# 6908 15 Avenue Calgary Alberta

\$574,900

Investment Opportunity in Applewood Park: A Beautiful Bungalow with Untapped Potential - In the heart of the picturesque Applewood Park lies a hidden gem, a beautiful bungalow that not only captivates with its charm but also holds immense potential for both seasoned investors and eager first-time homebuyers. Nestled on a spacious corner lot, this property boasts an illegal suite with a convenient side entrance, making it an enticing prospect for those looking to maximize returns through rental income. As we delve into the details, it becomes evident that this well-maintained bungalow offers an array of features that set it apart in the real estate market.

A Prime Investment Haven - Situated in a prime location, this bungalow is a haven for those seeking convenience and accessibility. Close proximity to shopping centers, public transit, and various amenities makes it an ideal residence for individuals with diverse needs. The strategic placement of this property enhances its appeal for potential tenants, ensuring a steady flow of rental opportunities. Investors can rest assured that the demand for such a well-located property is bound to remain robust, providing a stable foundation for a lucrative investment.

Income Potential: Unlocking Value with an Illegal Suite - One of the standout features of this property is the presence of an illegal suite with a separate side entrance. Savvy investors will recognize the income-generating potential of renting out the lower level, providing an additional revenue stream that can significantly contribute to the property's overall value. With the demand for rental properties on the rise, particularly those with private entrances and well-designed living spaces, this bungalow presents a unique opportunity to capitalize on the growing market for multifunctional homes. As the property market continues to evolve, this bungalow in Applew...

- Storage 3.17 Ft x 1.75 Ft
- Bedroom 7.58 Ft x 9.33 Ft
- Furnace 7.25 Ft x 9.08 Ft
- 4pc Bathroom 7.08 Ft x 4.92 Ft
- Dining room 6.33 Ft x 10.33 Ft
- Kitchen 7.50 Ft x 6.83 Ft
- Kitchen 11.50 Ft x 11.50 Ft
- Bedroom 9.00 Ft x 9.67 Ft
- 4pc Bathroom 7.25 Ft x 7.42 Ft
- Bedroom 8.67 Ft x 10.75 Ft
- Primary Bedroom 12.00 Ft x 11.50 Ft
- Living room 14.00 Ft x 13.08 Ft

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Listing Presented By:



Originally Listed by:  
CENTURY 21 BRAVO REALTY



CIR

REALTY

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Den 9.67 Ft x 10.58 Ft

Office 7.58 Ft x 11.42 Ft

Family room 15.25 Ft x 10.83 Ft

Other 3.58 Ft x 4.58 Ft

Other 19.92 Ft x 10.00 Ft