



8532 34 Avenue Calgary Alberta

\$619,900

Potential, potential! Estate Sale! Cash flowing properties like this don't come up often. This property features a raised 2+2 bedroom bungalow with a separate entrance to the illegal basement suite, an oversized double detached garage and situated on a huge 50 x 120 ft R-CG flat lot and all on a mature-treed street. Amazing location as you are just a few blocks from Bowness Park (no busy roads to cross to get to the park), quick walk / drive to the New Superstore, Calgary Farmers Market and Canada Olympic Park, 10 mins to the Children's and Foothills Hospitals, 15 mins to downtown and excellent access to the #1 highway leading you to the mountains. Perfect for the first time buyer looking to supplement their mortgage payments with the basement suite (illegal), or for an investor looking to cash flow, or a great lot for developers looking to maximize it's future potential with today's new zoning. The house does need some cosmetic updating as a person of short stature lived here, and it was modified to fit his needs, but he maintained it meticulously and most windows have been replaced, and would be well worth the effort to start building some sweat equity. Features 2 bedrooms up and 2 bedrooms down. Upstairs is vacant and the long term tenant in basement is on a month to month tenancy paying \$750 including utilities. \$15,000 new roll roofing was installed in 2008 and is in good shape still. Please note the 1912 Hextall Restrictive Covenant on title. Hurry on this one, it won't last long. (id:6769)

Kitchen 9.83 Ft x 13.25 Ft
Bedroom 13.17 Ft x 11.00 Ft
Bedroom 10.83 Ft x 7.75 Ft
4pc Bathroom 7.58 Ft x 6.08 Ft
Furnace 4.67 Ft x 3.33 Ft
Family room 13.50 Ft x 14.92 Ft
Storage 4.25 Ft x 2.67 Ft
Breakfast 4.00 Ft x 6.08 Ft
Other 4.33 Ft x 3.42 Ft

Living room 18.33 Ft x 13.75 Ft
Kitchen 10.00 Ft x 4.50 Ft
Dining room 10.50 Ft x 6.50 Ft
4pc Bathroom 4.92 Ft x 9.42 Ft
Primary Bedroom 13.92 Ft x 11.25 Ft
Other 2.00 Ft x 3.75 Ft
Bedroom 11.33 Ft x 10.92 Ft
Other 5.08 Ft x 2.92 Ft

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Listing Presented By:



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