



## 931 42 Street Calgary Alberta

\$464,786

UNIT# 929 ON SALE AS WELL !!! BOTH UNITS ARE IDENTICAL!!! STAY UP & RENT DOWN!!! Alert for investor, total rental income from both unit is \$5,700 as per current leases). Welcome to this beautifully renovated and updated real estate gem! Just one year ago, this property underwent a comprehensive renovation that included a multitude of upgrades, making it an ideal investment opportunity or the starter dream home you've been waiting for. The list of improvements is extensive and ensures that this property is in excellent condition: **New Fence:** A fresh fence adds privacy and security to your outdoor space. **Roof Upgrade:** The roof has been upgraded with a new membrane, and the plywood underneath has been replaced, ensuring lasting protection from the elements. **New Fascia:** The fascia has been replaced, contributing to the overall aesthetics of the property. **Roof Vents:** Brand new metal vents on the rooftop provide efficient ventilation and temperature control. **Exterior Stucco:** The exterior stucco has been redone, enhancing the property's curb appeal and durability. **Kitchen and Bathrooms:** Both the kitchens and bathrooms have been completely remodeled, offering modern and functional spaces for daily living. **New Appliances:** Most of the appliances in the property have been upgraded, ensuring your comfort and convenience. **Flooring:** New vinyl plank flooring has been installed, providing a stylish and easy-to-maintain surface. **Baseboards and Paint:** Fresh baseboards and new paint throughout the property give it a clean and polished look. **Doors:** All bedroom and closet doors have been replaced, adding a touch of modernity to your living space. **Ceilings:** New knockdown ceilings provide a sleek and contemporary feel. Additionally, new windows have been installed, enhancing energy efficiency and aesthetic appeal. This property features low-maintenance yards, allowing you to enjoy your outdoor spaces ...

Bedroom 3.81 M x 2.75 M

Bedroom 3.80 M x 2.86 M

Living room/Dining room 4.61 M x 2.72 M

4pc Bathroom 2.40 M x 1.79 M

Laundry room 4.77 M x 2.00 M

Primary Bedroom 4.07 M x 3.02 M

Bedroom 3.06 M x 2.73 M

Kitchen 2.83 M x 2.43 M

Dining room 2.54 M x 2.41 M

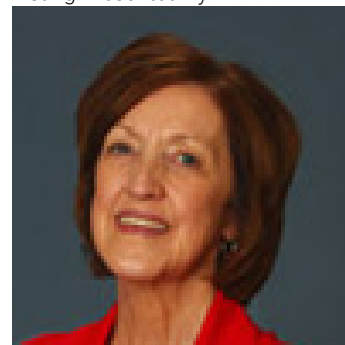
Living room 4.97 M x 3.02 M

4pc Bathroom 2.53 M x 1.52 M

Laundry room 1.10 M x 1.03 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE MISSION REAL  
ESTATE



REALTY

CIR

149 West Lakeview Point , Calgary,  
AB,

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