



2012 35 Street Calgary Alberta

\$949,000

Excellent Killarney 50 x 120 RCG lot with a large 2 Storey Duplex. This is a unique property with 2 legal suites. Suite A has spacious common living areas on the main floor with a powder room, there are 2 large bedrooms upstairs, with a full bathroom, the basement offers a 3rd bedroom, full bathroom, family room and laundry. Suite B has a main floor living space with 3 bedrooms a bathroom and laundry in the basement. With a bit of work, could be an excellent revenue property or if you prefer redevelop. This property is sold as is where is. (id:6769)

Family room 22.67 Ft x 14.50 Ft

Bedroom 16.00 Ft x 13.50 Ft

Other 5.42 Ft x 5.42 Ft

3pc Bathroom 7.75 Ft x 5.92 Ft

Laundry room 10.00 Ft x 8.00 Ft

Storage 10.92 Ft x 8.25 Ft

Primary Bedroom 13.83 Ft x 10.42 Ft

Bedroom 10.92 Ft x 8.92 Ft

Bedroom 10.92 Ft x 8.92 Ft

4pc Bathroom 8.25 Ft x 5.00 Ft

Laundry room 12.00 Ft x 6.00 Ft

Kitchen 10.00 Ft x 8.00 Ft

Breakfast 10.00 Ft x 8.00 Ft

Living room 23.00 Ft x 22.00 Ft

Dining room 11.00 Ft x 9.00 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Foyer 12.00 Ft x 7.00 Ft

Kitchen 11.08 Ft x 10.58 Ft

Living room 16.67 Ft x 11.50 Ft

Listing Presented By:



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



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