



## 225 panatella Square Calgary Alberta

\$570,000

Charming South-Facing Corner Lot Home Overlooking Green Space - Investor's Dream! Welcome to this beautifully situated 3-bedroom home on a prime corner lot, directly facing a serene green park and just minutes away from a bustling shopping district. With a desirable south-facing front, this home is bathed in natural sunlight throughout the day, offering brightness in every room. The spacious primary bedroom features a large walk-in closet and a private 4-piece ensuite bathroom. Each of the three bedrooms is generously sized and filled with natural light, creating a warm and inviting atmosphere. The convenient second-floor laundry room adds an extra level of comfort and functionality to daily living. The unfinished basement provides an excellent opportunity for value-added renovation, with great potential to be legally converted into a secondary rental unit for additional income. A private backyard with two parking spaces adds to the convenience and appeal. Currently tenanted at \$2,000/month with reliable renters, this property is the perfect turn-key investment opportunity. Don't miss out on this rare combination of location, layout, and income potential! (id:6769)

Primary Bedroom 13.17 Ft x 11.75 Ft  
4pc Bathroom 5.42 Ft x 8.25 Ft  
4pc Bathroom 5.42 Ft x 7.67 Ft  
Bedroom 9.67 Ft x 10.00 Ft  
Bedroom 11.08 Ft x 9.17 Ft

Kitchen 11.50 Ft x 9.58 Ft  
Living room 12.83 Ft x 19.25 Ft  
Dining room 11.17 Ft x 10.00 Ft  
2pc Bathroom 4.67 Ft x 5.25 Ft

Listing Presented By:



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Homecare Realty Ltd.



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