



## 240 30 Avenue Calgary Alberta

\$525,000

Located across from Tuxedo Park and an expansive green space, this 1/2 duplex offers 2 fully rented legal suites. Upstairs is a self contained unit with 3 bedrooms, 1 full bathroom and laundry. The principal areas of the main floor are well sized including a family sized kitchen, adjacent dining room and large living room with wood burning fireplace. The lower legal suite is also private and self contained with large principal rooms, 2 bedrooms + den/storage, full bathroom and full sized laundry. This property is in an ideal location, with easy access to centre street and 4th street, downtown, the airport and a multitude of amenities, shops and services. Most photos provided are from before tenants resided in the home. Current rents are \$1550 up and \$1250 down. (id:6769)

4pc Bathroom 9.83 M x 9.75 M

Bedroom 13.08 M x 8.92 M

Bedroom 11.75 M x 9.67 M

Kitchen 12.00 M x 9.58 M

Living room 22.25 M x 19.08 M

Storage 7.75 M x 5.25 M

Furnace 5.75 M x 4.25 M

Living room 20.33 M x 11.08 M

Kitchen 11.25 M x 10.33 M

Primary Bedroom 12.00 M x 10.50 M

Dining room 11.17 M x 9.50 M

4pc Bathroom 9.58 M x 6.17 M

Bedroom 10.50 M x 8.33 M

Bedroom 11.83 M x 9.50 M

Foyer 6.83 M x 4.42 M

Laundry room 6.25 M x 6.00 M

Listing Presented By:



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