



2504 23 Avenue Calgary Alberta

\$925,000

INVESTOR ALERT. FULL DUPLEX, 2 SIDE BY SIDE, RENTED WITH EXCELLENT REVENUE, BOTH TENANTS WANT TO STAY. OVER 3700 SQ FT TOTAL FINISHED BETWEEN BOTH DUPLEX'S. FULLY FINISHED, 6 BDRMS TOTAL, 4 FULL BATHS, 2 HALF BATHS TOTAL. 504 WITH A COMPLETE NEWER RENOVATION, NEW KITCHEN WITH HIGH GLOSS WHITE CABINETRY, SS APPLIANCES, WIDE VINYL PLANK FLOORING, QUARTZ COUNTERS, new bathrooms with QUARTZ, dual flow toilet, bedroom and recreations room downstairs and laundry room, big deck in the back. 502 HAS VAULTED CEILINGS, HUGE WINDOWS, HARDWOOD FLOORING AND CARPET, WOOD BURNING FIREPLACE, VAULTED nook upstairs overlooking the living room, recreation room and bathroom downstairs, could possibly be another bdrm. 502 NICE FRONT SUNNY DECK. BOTH HAVE BACK YARDS, FULLY FENCED WITH A SHED. TREES, LAWN, BOTH ARE BEAUTIFUL. AND UNIQUE.504 HAS A NEW FURNACE, BOTH HAVE A NEW HOT WATER TANK, DECKS HAVE BEEN REDONE, PAINTED, GUTTERS CLEANED, REALLY WELL LOOKED AFTER. YOU'LL NOT NEED TO DO ANYTHING! Great location, close to the downtown and main roadways, schools, parks, shopping, hold on to this long term. PRICED TO SELL. (id:6769)

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