



## 2617 60 Street Calgary Alberta

\$539,999

Charming Fully Renovated Bungalow duplex with 2-bedroom Income Suite (illegal) and Prime Location! Welcome to your dream first home! This fully renovated bungalow offers everything you need to start your next chapter with confidence and comfort. Featuring 3 bright and spacious bedrooms and a modern bathroom upstairs, plus a formal dining room and spacious and naturally-lit living room perfect for family dinners and gatherings. Enjoy lots of natural light throughout the home and step out from the master bedroom onto your own private deck overlooking peaceful green space—a perfect spot to relax and unwind. The home backs onto serene green space with a walking path, providing a tranquil backyard retreat. Looking for extra income or a space for guests? The separate entrance leads to a cozy and bright 2-bedroom, 1-bathroom suite (illegal) downstairs with its own kitchen and laundry—ideal for rental income or hosting family and friends. Additional perks include newer windows, 2 updated kitchens, and 2 laundry closets, parking spot in front of the house—making everyday living easier and more convenient. Located just a short walk from all three schools (primary, middle, and high school), Village Square, shopping plazas, and transit stops, this home puts everything you need right at your doorstep. Don't miss this amazing opportunity to own a move-in ready home that fits your lifestyle and budget perfectly! Start building your future here today! (id:6769)

4pc Bathroom 5.00 Ft x 8.00 Ft  
 Bedroom 7.42 Ft x 11.33 Ft  
 Bedroom 14.33 Ft x 12.25 Ft  
 Kitchen 8.92 Ft x 8.75 Ft  
 Family room 17.17 Ft x 19.92 Ft  
 Storage 7.42 Ft x 4.75 Ft  
 Furnace 6.25 Ft x 6.00 Ft  
 4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 11.42 Ft x 8.50 Ft  
 Bedroom 8.00 Ft x 12.75 Ft  
 Dining room 11.17 Ft x 10.00 Ft  
 Foyer 5.33 Ft x 4.92 Ft  
 Kitchen 7.92 Ft x 8.00 Ft  
 Living room 15.83 Ft x 14.92 Ft  
 Primary Bedroom 12.50 Ft x 13.17 Ft

Listing Presented By:



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 URBAN-REALTY.ca



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