



## 319 52 Street Calgary Alberta

\$580,000

A great opportunity to investor ,Are you looking to buy Investment Properties? Or you are looking to live on main and rent the basement as rental property? Great Location in convenient Marlborough. this gem has a separate entrance for live up & rent down set-up . Main floor with 3 bedrooms and 1 full bathroom ,Fully developed basement has 4 bedrooms and a 1.5 bath . There are two sheds, which will help to store all the extras to keep the home and garage organized. The garage is oversized (24x22) and another 2 parking space at the back yard! Book your showing right away !!! (id:6769)

4pc Bathroom 10.17 Ft x 5.00 Ft

Kitchen 12.75 Ft x 12.42 Ft

Bedroom 11.67 Ft x 12.50 Ft

2pc Bathroom 9.33 Ft x 5.17 Ft

Bedroom 12.83 Ft x 11.25 Ft

Bedroom 8.67 Ft x 11.08 Ft

Bedroom 13.08 Ft x 13.08 Ft

Living room 15.67 Ft x 17.67 Ft

Bedroom 12.08 Ft x 8.42 Ft

Primary Bedroom 9.83 Ft x 12.00 Ft

Dining room 11.17 Ft x 10.17 Ft

5pc Bathroom 8.33 Ft x 7.50 Ft

Bedroom 9.00 Ft x 12.00 Ft

Kitchen 11.08 Ft x 10.17 Ft

Listing Presented By:



Originally Listed by:  
GRAND REALTY



**Real Estate Professionals Inc.**

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