



3456 31A Avenue Calgary Alberta

\$549,900

PRICED TO SELL!!!! GREAT INVESTMENT PROPERTY. Live up and rent down, what a great mortgage helper. NEW LEGAL SUITE completed 2025. Home has undergone extensive reno's in the past year. New roof in 2024, 2 new furnaces and hot water tanks in 2024. Live up or rent out the upstairs. Basement suite has separate entrance. Upstairs and basement have separate laundry rooms. New counter tops, flooring, doors and bathrooms. Open floor concept. Front yard opens up to a tree lined pathway and the south facing backyard offers unique outdoor potential. New fencing was put up last year. Lots of room for the kids to play or for you to entertain. Has a fire pit in the back yard. Close to transportation, schools, daycare and shopping. Don't miss out on this great opportunity. (id:6769)

Other 5.11 M x 3.80 M

Living room/Dining room 17.20 M x 13.10 M

Kitchen 6.80 M x 12.40 M

Storage 3.20 M x 4.70 M

4pc Bathroom 6.70 M x 6.50 M

Laundry room 4.10 M x 6.20 M

Bedroom 9.70 M x 14.50 M

Den 6.40 M x 8.40 M

Other 9.11 M x 6.20 M

Other 3.20 M x 8.10 M

Living room 12.70 M x 17.80 M

Kitchen 8.40 M x 11.90 M

Primary Bedroom 9.20 M x 13.20 M

Bedroom 8.30 M x 12.40 M

3pc Bathroom 9.00 M x 4.11 M

Laundry room 2.70 M x 8.60 M

Other 12.80 M x 37.90 M

Listing Presented By:



Originally Listed by:
TREC The Real Estate Company



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca