



## 348 2 Avenue Calgary Alberta

\$699,900

\*\*\*ATTENTION INVESTORS AND DEVELOPERS\*\*\* 50x120 M-CG D72 lot in CRESCENT HEIGHTS! The main floor has 2 bedrooms, a full bathroom and newer kitchen. The lower level has an illegal basement suite with another full bathroom, bedroom and separate entrance. Many upgrades throughout! Potential rents could be \$2500up/\$1500down. Fantastic location close to shops, schools, parks and walking distance to downtown! Amazing value! Call and schedule your appointment today! (id:6769)

Other 9.42 Ft x 11.92 Ft

Living room 16.08 Ft x 11.92 Ft

3pc Bathroom 6.67 Ft x 5.08 Ft

Furnace 10.92 Ft x 5.92 Ft

Laundry room 6.25 Ft x 6.25 Ft

Bedroom 9.92 Ft x 11.92 Ft

Other 10.33 Ft x 11.25 Ft

Other 8.67 Ft x 11.17 Ft

Eat in kitchen 12.92 Ft x 12.25 Ft

Laundry room 3.25 Ft x 3.83 Ft

Primary Bedroom 10.25 Ft x 8.00 Ft

4pc Bathroom 6.58 Ft x 5.08 Ft

Bedroom 7.83 Ft x 8.92 Ft

Other 17.67 Ft x 8.25 Ft

Living room 12.33 Ft x 12.17 Ft

Other 4.25 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<http://www.harrymorgan.ca/>



**Real Estate Professionals Inc.**

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

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