



## 3712 15 Street Calgary Alberta

\$609,000

WELCOME to this RARE opportunity to own a charming duplex in MARDALOOP, one of Calgary's most desirable communities. At an ACCESSIBLE PRICE POINT, this type of property doesn't come on the market often. With a SEPARATE ENTRANCE to downstairs featuring a full-kitchen and bathroom, this (illegal) suite presents plenty of opportunity. Whether you're an investor looking for increased cashflow potential, a thrifty homeowner looking to "live-up, rent-down", or a growing family needing additional fully functional space - this duplex has it all with NO CONDO FEES. UPSTAIRS offers two generously sized bedrooms (both 125+ sq ft), a CONCRETE PARTY WALL acting as a very effective SOUND BARRIER between you and your neighbor, and another full kitchen adjacent to a spacious living room with west/street facing large window. The FENCED in, private BACK YARD features over \$20K in upgrades including a beautifully landscaped walkway leading to your SINGLE DETACHED GARAGE. With 900+ sq ft there is plenty of room for BBQ, entertaining, and the planter retaining wall is already in place for gardening. The property also has an UPGRADED ELECTRICAL (100 Amp) PANEL with COPPER wiring and room for expansion. The ROOF was updated in 2018 and comes with a 15 YEAR WARRANTY. NEW countertops & backsplash are being installed next week to refresh up the upstairs kitchen. New front door, steps and hand rail also being installed next week. POSSESSION can be quick/flexible. VACANT and easy to view. (id:6769)

4pc Bathroom 8.83 Ft x 5.75 Ft  
Kitchen 25.83 Ft x 10.67 Ft  
Laundry room 14.33 Ft x 6.17 Ft  
Furnace 5.17 Ft x 4.42 Ft  
Bedroom 12.00 Ft x 10.17 Ft  
Storage 5.67 Ft x 10.17 Ft

4pc Bathroom 5.00 Ft x 7.58 Ft  
Bedroom 14.08 Ft x 9.08 Ft  
Primary Bedroom 11.17 Ft x 12.58 Ft  
Kitchen 14.08 Ft x 8.50 Ft  
Living room 17.92 Ft x 11.83 Ft

Listing Presented By:



Originally Listed by:  
Nineteen 88 Real Estate



**Real Estate Professionals Inc.**

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