



## 381 Edith Place Calgary Alberta

\$1,400

**\*\*Brand New 2-Bedroom, 1-Bathroom Legal Basement Suite - Modern and Bright\*\*** Welcome to your perfect new home! This beautifully designed **\*\*2-bedroom legal basement suite\*\*** combines style, comfort, and convenience, offering everything you need for a cozy and hassle-free living experience. **### Features:** - **\*\*Separate Heated Entrance\*\***: Stay warm and comfortable during chilly days with a heated separate entrance that ensures your privacy. Above grade door ensures safe entrance in snowy weather. - **\*\*Bright and Spacious Living Room\*\***: A large, open living area for families entertainment. - **\*\*Modern Kitchen\*\***: Fully equipped with brand-new stainless steel appliances, including a fridge, stove/oven, and dishwasher, perfect for cooking your favorite meals. - **\*\*Two Generous Bedrooms\*\***: Well-lit and designed for comfort, with ample space for rest and relaxation and big windows. - **\*\*Climate Control\*\***: Enjoy independent heat control for the basement, and air conditioning is available if needed for hot summer days. - **\*\*In-Unit Laundry\*\***: Conveniently located within the suite, so you never have to leave your home for laundry. **### Prime Location**: Situated just a **\*\*3-minute drive to a major retail hub\*\***, you'll have easy access to everything you need, including: - Co-op grocery store - Shoppers Drug Mart - Restaurants, cafes, and other amenities **### Rental Details**: - **\*\*Rent\*\***: \$1,400/month - **\*\*Utilities\*\***: Included in Rent (id:6769)

Bedroom 12.00 Ft x 10.00 Ft

Bedroom 9.00 Ft x 10.00 Ft

Living room 15.00 Ft x 19.00 Ft

Kitchen 15.00 Ft x 10.00 Ft

4pc Bathroom 7.00 Ft x 9.00 Ft

Listing Presented By:



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Century 21 Bamber Realty LTD.

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