



## 3975 206 Avenue Calgary Alberta

\$630,000

Open House Sunday, May 4 from 2pm to 4pm. Beautifully maintained bungalow with a Legal Basement Suite, the perfect mortgage helper or investment opportunity! The main floor features 2 spacious Bedrooms and 2 Full Bathrooms, offering a bright, functional layout ideal for families or professionals. The 1 Bedroom, 1 Bathroom Basement Suite has a private entrance, full kitchen, private laundry, and great rental potential. Located in a prime area with excellent access to public transit, hospitals, shopping, and recreation, this property combines lifestyle and income in one smart package. Whether you're looking to live in and rent out, or expand your portfolio, this home delivers exceptional value and versatility. With its solid structure, updated features, and income-generating potential, this is a rare find that ticks all the boxes. Enjoy the comfort of homeownership with the bonus of added financial freedom, this is an opportunity you don't want to miss. Don't miss this turnkey opportunity, schedule your viewing today! (id:6769)

Bedroom 10.83 Ft x 12.50 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Living room 13.75 Ft x 14.33 Ft

Kitchen 8.00 Ft x 7.92 Ft

Dining room 10.08 Ft x 11.92 Ft

4pc Bathroom 7.92 Ft x 6.08 Ft

Primary Bedroom 9.17 Ft x 11.50 Ft

Bedroom 8.42 Ft x 10.25 Ft

4pc Bathroom 8.42 Ft x 8.58 Ft

Living room/Dining room 10.58 Ft x 23.00 Ft

Kitchen 13.00 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

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

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