



## 6307 24 Avenue Calgary Alberta

\$500,000

Investor Alert! OR Great opportunity for first time home buyers ,here to own a fully developed duplex just a few steps from a school and few minutes driver from shopping, Public Library, Leisure center and a High school! Main floor has 3 bedrooms, and a renovated kitchen and living room. Illegal suite in the basement has a bedroom, living room, kitchen and a den. Separate entrance. rent both levels or live one rent other! best part is a huge lot with front and back yard giving you lots of space. (id:6769)

4pc Bathroom 7.67 Ft x 8.08 Ft

Bedroom 10.33 Ft x 14.33 Ft

Den 12.17 Ft x 6.83 Ft

Kitchen 9.00 Ft x 12.67 Ft

Recreational, Games room 13.17 Ft x 13.25 Ft

Furnace 8.00 Ft x 8.58 Ft

2pc Bathroom 5.83 Ft x 4.17 Ft

4pc Bathroom 10.58 Ft x 4.92 Ft

Bedroom 12.25 Ft x 8.50 Ft

Bedroom 9.00 Ft x 8.42 Ft

Kitchen 9.33 Ft x 14.83 Ft

Living room 16.67 Ft x 18.17 Ft

Primary Bedroom 10.67 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage METRO



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