



## 723 Raynard Crescent Calgary Alberta

\$569,000

Incredible Price for this income property!! Welcome to this fantastic Inner City cash flow positive property (generating \$3600 per month currently) with great potential for future rebuild (50ft wide frontage), or the perfect home for multigenerational living within walking distance to C-Train Station! The spacious main level features stunning hardwood floors throughout. You'll love the large kitchen, complete with ample cabinet and counter space, ideal for home cooking and entertaining. Adjacent to the kitchen is a charming dining room with built-in storage, perfect for hosting family meals. The bright and sunny living room offers an inviting atmosphere with plenty of natural light. The main level boasts three comfortable bedrooms, including a primary bedroom with its own 2-piece ensuite for added privacy and convenience. Don't miss the beautiful sunroom, a delightful spot to relax and enjoy the surrounding views. The lower level includes a one-bedroom illegal suite with a separate entrance, offering plenty of space in the living room and kitchen—ideal for additional rental income or accommodating extended family. Outside, you'll find a spacious deck and ample storage, perfect for enjoying the outdoors. The property also features a single detached garage and a parking pad for your convenience. Located close to all amenities, this property offers both comfort and practicality. Don't miss your chance to own this versatile and well-located home! (id:6769)

Bedroom 3.58 M x 3.83 M  
 Living room 4.40 M x 4.85 M  
 Dining room 1.98 M x 3.28 M  
 4pc Bathroom 1.47 M x 2.41 M  
 Kitchen 3.41 M x 3.12 M  
 Laundry room 3.45 M x 2.29 M  
 Other 4.37 M x 1.09 M  
 Other 1.17 M x 3.61 M  
 Living room 4.78 M x 3.58 M

Dining room 2.82 M x 3.12 M  
 Kitchen 2.87 M x 4.14 M  
 Sunroom 2.31 M x 5.89 M  
 4pc Bathroom 2.62 M x 1.50 M  
 Bedroom 3.38 M x 2.54 M  
 Primary Bedroom 3.58 M x 4.14 M  
 Bedroom 3.38 M x 2.64 M  
 2pc Bathroom 3.58 M x 3.83 M

Listing Presented By:



Originally Listed by:  
 CIR Realty

<http://albertainvestments.ca/>



**Real Estate Professionals Inc.**

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

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