



## 7711 47 Avenue Calgary Alberta

\$605,000

Excellent 50x120 lot for building/future redevelopment in an excellent community. Bowness Park is a close drive. Good income generating home to live on main level and rent the lower illegal suite. Potential income of \$2500 per month. Hardwood floors on the main level. Newer furnace. Double detached garage is heated. Basement tenant is moving out end of September. (id:6769)

3pc Bathroom Measurements not available

Bedroom 2.50 M x 2.40 M

Primary Bedroom 3.30 M x 3.00 M

Dining room 3.50 M x 3.40 M

Living room 4.30 M x 3.70 M

Kitchen 3.50 M x 2.60 M

Bedroom 3.70 M x 3.50 M

4pc Bathroom Measurements not available

Eat in kitchen 3.00 M x 3.00 M

Bedroom 3.00 M x 3.00 M

Living room 5.00 M x 4.00 M

Listing Presented By:



Originally Listed by:  
Calgary West Realty



**Real Estate Professionals Inc.**

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