



## 211 15 Avenue Calgary AB

\$495,000

So many possibilities! Super cute bungalow with suited basement on a 30 foot wide foot lot steps to the future LRT line. Renovated main floor features new (2015) kitchen and appliances, ceramic tile floor, updated bath, European washer/dryer and 2 bedrooms. The property is upgraded with new wiring, lots of new plumbing, roof and a \$20,000 Basement Systems water proofing system. The basement is renovated with functional kitchen, updated bathroom, laundry area and two good size bedrooms The garage has been converted to a "she shack" - an extra 191 sq ft of living space - a lovely bright space with lofted sleep area and roughed in bathroom. A great place to call home or an excellent rental in a brilliant location!



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