



## 2004 9 Avenue Calgary Alberta

\$600,000

Legal Suited Up/Down Bi-level on a corner lot in the community of Inglewood. Main floor features a three bedroom 1,044 Sqft suite with hardwood & tile floors, four piece bathroom, dining room, full kitchen and living room with large South facing windows. Wrap around 23' X 27' foot deck. Separate entrance Basement Suite with full kitchen & dining area. One bedroom with den/office and living room and four piece bathroom. Natural light, storage and shared laundry. Off street parking for three vehicles. Property is well maintained with long term tenants wishing to stay, but vacancy available. Suite is Legal Conforming and Permit Number # 5365. Investment revenue or great home to live and rent a suite for income. Please see full Virtual Tour! (id:6769)

Living room 13.80 M x 13.10 M

Dining room 10.20 M x 9.60 M

Kitchen 11.40 M x 9.20 M

Primary Bedroom 11.10 M x 10.20 M

Office 8.80 M x 7.70 M

Laundry room 10.70 M x 7.90 M

Living room 19.80 M x 13.30 M

Dining room 10.00 M x 9.40 M

Kitchen 12.10 M x 9.70 M

Primary Bedroom 11.40 M x 10.60 M

4pc Bathroom 11.40 M x 8.40 M

Bedroom 11.40 M x 8.40 M

Bedroom 10.00 M x 9.00 M

Listing Presented By:



Originally Listed by:  
RE/MAX Realty Professionals

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