

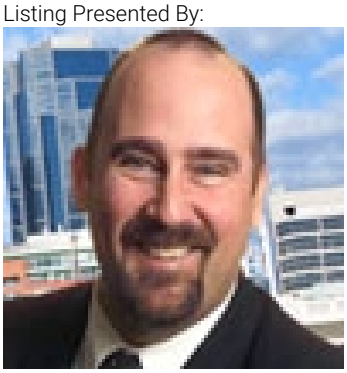
1243 40 Avenue Calgary Alberta

$729,000

INVESTOR ALERT: investment opportunity on a beautiful tree-lined street! Live in it, rent it, or reimagine it -- the opportunity is yours in beautiful Cambrian Heights! Welcome to this charming bungalow nestled on a beautiful, tree-lined street in the desirable community of Cambrian Heights! Surrounded by towering mature trees, lush greenery and the warmth of an established neighbourhood, this property offers a wonderful blend of character, comfort and opportunity. Situated on an R-C2 zoned lot in a community experiencing continued redevelopment, this home presents exciting possibilities for homeowners, investors and those looking to explore future potential.Step inside and you'll immediately appreciate the abundance of natural light and the warm, welcoming atmosphere throughout. The bright and spacious main floor offers a generous living room with plenty of space to relax, entertain and gather with family and friends. The updated kitchen provides a functional and inviting space for everyday cooking and dining. Originally designed with three bedrooms on the main floor, the layout has been reconfigured to offer two generously sized bedrooms, providing additional space and comfort. An updated full bathroom, complete with washer and dryer hookups, adds everyday convenience to this thoughtfully laid-out home.The fully finished basement features an **illegal 2-bedroom suite**, offering even more flexibility and potential. Complete with its own kitchen, a full bathroom, two bedrooms and plenty of open living space, the lower level feels bright and welcoming with natural light throughout. Whether accommodating extended family or exploring potential rental income, this additional living space offers plenty of possibilities.Step outside to enjoy the beautifully landscaped and fully fenced backyard, a wonderful outdoor retreat surrounded by the greenery and mature trees that...

4pc Bathroom .00 Ft x .00 Ft
Other 11.75 Ft x 11.83 Ft
Family room 11.67 Ft x 12.42 Ft
Bedroom 10.17 Ft x 11.67 Ft
Bedroom 12.00 Ft x 19.00 Ft
4pc Bathroom .00 Ft x .00 Ft
Bedroom 8.08 Ft x 10.50 Ft
Primary Bedroom 10.25 Ft x 11.58 Ft
Kitchen 9.42 Ft x 10.08 Ft
Dining room 8.00 Ft x 9.83 Ft
Living room 12.08 Ft x 16.08 Ft
Office 10.08 Ft x 12.67 Ft

Listing Presented By:



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