



12625 24 Street Calgary Alberta

\$418,000

Calling all investors! With a long-term tenant already in place, this fantastic 2-storey townhome with an attached garage in the highly sought-after Tiffany Lane complex in Woodbine would be a fabulous choice. The main level boasts a fantastic open-concept plan with hardwood flooring, vaulted ceilings, and a beautiful stone-faced fireplace. The kitchen has plenty of cabinet space and a dining area with ample room for a large dining table. There is a 2pc powder room that completes this level. Upstairs includes 2 generous-sized bedrooms, including a large primary bedroom with an ensuite bathroom. A bonus loft area compliments the upper level and would be perfect for a home office, den, or reading space. The fully developed basement has an open layout and would be ideal as an exercise space, home office, or family room area. The beautiful entrance to this property features beautifully landscaped grounds and a private fenced patio that is perfect for kicking back after a long day. Perfect location in a mature neighbourhood with quick access to Stony Trail. Enjoy nearby Pathways, Playgrounds, Public Transit, Restaurants, Fish Creek Park, and Shopping. (id:6769)

Primary Bedroom 16.75 Ft x 10.25 Ft

Bedroom 10.67 Ft x 9.00 Ft

3pc Bathroom 7.42 Ft x 4.92 Ft

4pc Bathroom 7.42 Ft x 5.00 Ft

Living room 12.33 Ft x 17.58 Ft

Dining room 10.83 Ft x 9.17 Ft

Foyer 6.25 Ft x 9.25 Ft

Other 5.67 Ft x 3.17 Ft

2pc Bathroom 5.25 Ft x 5.25 Ft

Listing Presented By:



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