

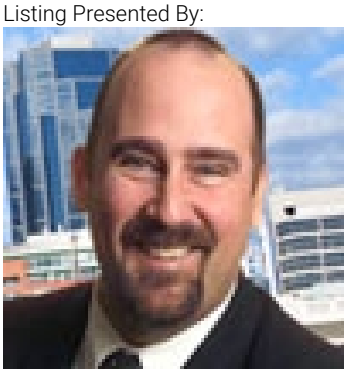
130 30 Avenue Calgary Alberta

$779,900

Great inner city investment opportunity! Originally the family home, this is the first time this property has been offered for sale in over 50 years! Situated on a 50'x120' lot across from Tuxedo Park Playground this income generating 3-unit property is perfect for investors and buyers looking for their next project. The main floor has 2 bedrooms, large living room with original hardwood floors, 4 pc bath and kitchen. There are built-in bookcases throughout. Prime for renovation, the basement contains a 1-bedroom studio style illegal suite with 3 pc bath. The garage has been converted into a large storage space that would be perfect for use as an art studio; above there is a 1-bedroom legal suite (2021 - Sicker # 5789) with large kitchen-living area, large bedroom and 3 pc ensuite. The north facing backyard is private with loads of trees, a nice size deck and patio. Updated to the home include: 2 mid efficiency furnaces (2009) , new windows on the main floor (2009), new hot water heater (2018). Close to SAIT, University of Calgary and Foothills Medical Campus. Quick access to Centre St N and Edmonton Trail makes access to transit and downtown commutes easy. Lots of restaurants within walking distance and close to all amenities. Some images in this listing have been virtually staged to showcase the home's potential. (id:6769)

3pc Bathroom Measurements not available
Bedroom 11.25 Ft x 15.50 Ft
Kitchen 9.00 Ft x 11.00 Ft
Office 11.00 Ft x 12.17 Ft
Furnace 11.08 Ft x 14.42 Ft
4pc Bathroom Measurements not available
Primary Bedroom 10.00 Ft x 10.08 Ft
Bedroom 10.00 Ft x 11.25 Ft
Foyer 10.42 Ft x 9.83 Ft
Kitchen 12.00 Ft x 10.25 Ft
Laundry room 7.08 Ft x 8.08 Ft
Living room 12.00 Ft x 19.67 Ft
3pc Bathroom Measurements not available
Bedroom 17.33 Ft x 10.67 Ft
Kitchen 12.17 Ft x 20.42 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

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