

14904 1 Street Calgary Alberta

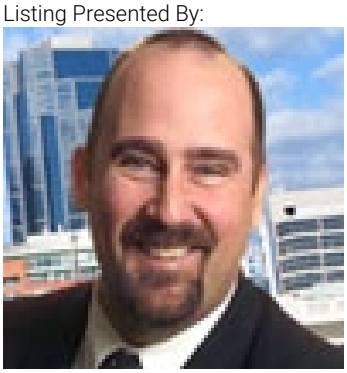
$624,900

Back on the market with new price!Why pay the whole mortgage yourself when the house can help? This bungalow sits in Midnapore, one of Calgary's established lake communities, pairing a bright 3-bedroom main floor with a City-approved, fully registered 1-bedroom legal suite downstairs (Sticker #1952) -- separate entrance, full kitchen, ready to rent or house family. Similar suites nearby ask a median of about $1,100/month, and main floors about $1,750/month: roughly $2,950-$3,100 a month combined (references from Rentfaster).Everything's done: new furnace and hot water tank, new flooring, windows, paint, backsplash and renovated bathrooms (2020-2025), plus a new deck, redone fence and oversized double detached garage on a big mature lot. Lake privileges mean swimming and beach days in summer, skating in winter; the C-Train is a 10-minute walk, Fish Creek Park is around the corner, and top schools are minutes away. Live in one, rent the other -- or keep both for family. (id:6769)

Recreational, Games room 14.75 Ft x 17.92 Ft
Other 11.42 Ft x 13.42 Ft
Bedroom 12.67 Ft x 11.50 Ft
4pc Bathroom 12.50 Ft x 6.25 Ft
Living room 14.00 Ft x 12.67 Ft
Kitchen 13.25 Ft x 11.17 Ft

Other 11.33 Ft x 7.33 Ft
Foyer 10.83 Ft x 4.00 Ft
Primary Bedroom 13.25 Ft x 12.25 Ft
Bedroom 12.25 Ft x 9.92 Ft
Bedroom 9.25 Ft x 8.92 Ft
4pc Bathroom 8.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Homecare Realty Ltd.

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca