



## 1607 41 Street Calgary Alberta

\$874,900

Whether you are a buyer looking for a residence with Lower -level revenue property or an inner-City builder looking for the perfect property, this is it! Prime inner City R-C2 homesite with a WEST FACING YARD and centrally located within Rosscarrock. This raised bungalow is 1,283 sq. above grade, with 885 sq.ft developed Suite (illegal) with a separate entrance. The upper-level features large a large front living room, spacious kitchen with eating area, boasting original mahogany cupboards and all appliances. There are three spacious bedrooms on the main floor, all featuring hardwood floors, plus full, 4-pce bathroom. Take a walk downstairs to the large lower living area with two-bedrooms, separate side entrance, extremely large windows, and hardwood flooring! The large lower living room is bright, as the dining room kitchen, which also comes with all appliances. Other features of this home include mahogany doors and trim, both upstairs and down. This home is equipped with SEPARATE METERS FOR BOTH GAS & ELECTRICAL, and 2 furnaces and a DOUBLE DETACHED GARAGE with access from the back lane. This property is located just one block from bus stops and the LRT. Within walking distance to Schools, Shopping (Westbrook Mall), Restaurant's, and a short drive to Downtown or Mount Royal University! Do not miss this opportunity to own this amazing inner-City property. (id:6769)

Kitchen 10.67 Ft x 11.33 Ft  
Bedroom 8.25 Ft x 10.25 Ft  
Laundry room 15.08 Ft x 14.42 Ft  
Family room 13.50 Ft x 13.67 Ft  
Dining room 13.50 Ft x 8.67 Ft  
Bedroom 7.92 Ft x 10.25 Ft  
Storage 6.08 Ft x 12.25 Ft  
4pc Bathroom 7.92 Ft x 11.92 Ft

Living room 20.17 Ft x 14.17 Ft  
Dining room 11.42 Ft x 7.08 Ft  
Bedroom 12.25 Ft x 11.25 Ft  
Other 6.25 Ft x 13.58 Ft  
4pc Bathroom 7.17 Ft x 6.67 Ft  
Kitchen 11.42 Ft x 7.58 Ft  
Primary Bedroom 14.58 Ft x 10.58 Ft  
Bedroom 11.25 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

**RE/MAX Realty Professionals**

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