



1611 24 Avenue Calgary Alberta

\$599,900

Just steps to Confederation Golf Course & the winding walking trails through Confederation Park is this updated half-duplex in the popular inner city community of Capitol Hill. With a legal basement suite complete with its own entrance & furnace, this fully finished bi-level is the perfect property where you can live on 1 level & rent out the other, or rent out both levels. Updated main floor unit with open concept living/dining room with hardwood floors & balcony, great-sized white kitchen with stainless steel appliances & tile floors, 2 South-facing bedrooms with large mirrored closets, full bathroom with low-flow/dual-flush toilet & laundry room. Oversized windows in the legal lower level suite, which has laminate floors throughout, spacious white kitchen, open concept living/dining room, full bath with tile floors, 2 bedrooms & laundry/utility room. Among the many improvements: roof in 2011, windows in 2017, hot water tank in 2023, Hardie Board exterior in 2017 & both furnaces in 2017. Lower suite also has access to the South-facing patio, & both units have a storage shed. Both sets of washer & dryer are included. Rear parking pad off the back alley. Located in this prime location only a block West from 14th Street, providing quick easy access to University of Calgary, SAIT, LRT & downtown. (id:6769)

4pc Bathroom Measurements not available

Living room 19.75 Ft x 11.58 Ft

Dining room 9.25 Ft x 6.58 Ft

Kitchen 12.83 Ft x 10.08 Ft

Laundry room Measurements not available

Bedroom 15.42 Ft x 10.08 Ft

Bedroom 12.00 Ft x 9.25 Ft

5pc Bathroom Measurements not available

Living room 20.33 Ft x 13.50 Ft

Dining room 11.00 Ft x 7.33 Ft

Kitchen 13.00 Ft x 8.83 Ft

Laundry room 7.25 Ft x 6.08 Ft

Primary Bedroom 12.83 Ft x 11.00 Ft

Bedroom 16.00 Ft x 8.83 Ft

Listing Presented By:



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