

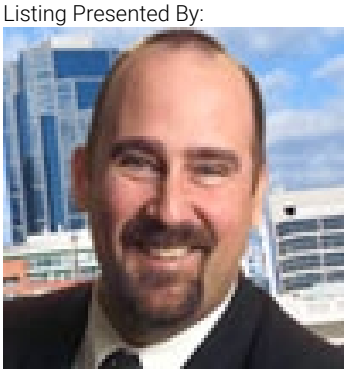
1806 34 Street Calgary Alberta

$424,900

Fantastic opportunity in the established community of Southview! This bi-level half duplex offers 4 bedrooms, 2 full bathrooms and excellent investment potential with a legal basement suite. The main level features a spacious living room, a dedicated dining area, a full kitchen, two bedrooms and a 4-piece bathroom. The fully finished legal basement suite has its own separate entrance, full kitchen, two additional bedrooms, a second 4-piece bathroom and a large recreation room. There are two thermostats for heat, however the breaker box is in one of the downstairs bedrooms. With separate laundry facilities on both levels, this property is well suited for investors seeking rental income or homeowners looking to offset their mortgage.Outside, enjoy a generous front yard and a large fenced backyard, complete with a storage shed and convenient rear lane access. Ideally located close to parks, playgrounds, schools, shopping and everyday amenities, this property offers flexibility, functionality and income potential in an established Calgary neighbourhood. Whether you're looking to expand your investment portfolio or live upstairs while generating rental income downstairs, this Southview property is worth a closer look! (id:6769)

4pc Bathroom 5.92 Ft x 10.25 Ft
Bedroom 9.67 Ft x 12.08 Ft
Bedroom 9.25 Ft x 8.17 Ft
Recreational, Games room 19.25 Ft x 24.17 Ft
Storage 5.75 Ft x 5.58 Ft
4pc Bathroom 8.00 Ft
Bedroom 11.33 Ft x 10.33 Ft
Bedroom 8.42 Ft x 10.33 Ft
Dining room 11.25 Ft x 9.08 Ft
Kitchen 8.58 Ft x 14.08 Ft
Living room 20.25 Ft x 13.17 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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