

1931 62 Avenue Calgary Alberta

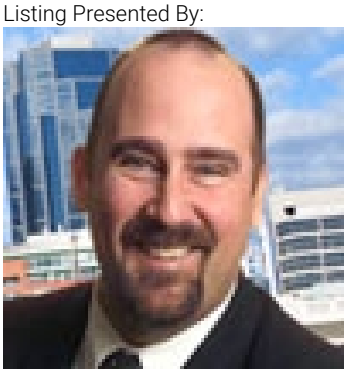
$599,900

MODERN LIVING MEETS INCOME POTENTIAL -- 2024-BUILT CORNER TOWNHOUSE! LIVE UPSTAIRS, EARN DOWNSTAIRS! Discover an exceptional opportunity to own this beautiful 2024-built corner-lot townhouse, offering the perfect combination of modern living, rental income, and excellent long-term investment potential! The spacious main residence features 3 BEDROOMS and a bright, generous living area, providing a comfortable and inviting space for everyday family living. Adding tremendous value is the 1 Bedroom plus den legal basement suite- currently TENANTED, offering immediate rental income potential to help offset mortgage payments.LOCATION IS EVERYTHING! Conveniently situated approximately 9-11 minutes from downtown Calgary under favourable driving conditions, this property also benefits from nearby bus routes connecting to downtown and easy access to Glenmore Trail and Deerfoot Trail. Its proximity to the planned GREEN LINE LRT STATION adds another exciting dimension to its future accessibility and long-term appeal.Families will appreciate the convenience of NEARBY PARKS, playgrounds, and established schools, including Banting and Best School, Sherwood School, and St. Bernadette School. Enjoy year-round recreation with Jack Setters Arena and Millican-Ogden Outdoor Pool just minutes away.Whether you're a first-time homebuyer looking to supplement your mortgage with rental income, a growing family seeking a newer home, or an investor looking for a property with excellent long-term potential, this townhouse offers an outstanding combination of LOCATION, CONVENIENCE, MODERN COMFORT, AND INCOME OPPORTUNITY!ONE PROPERTY. TWO LIVING SPACES. A SMART INVESTMENT IN YOUR FUTURE! (id:6769)

Living room 17.67 Ft x 12.67 Ft
Kitchen 10.25 Ft x 9.33 Ft
Bedroom 11.33 Ft x 9.92 Ft
4pc Bathroom 4.92 Ft x 8.83 Ft
Den 8.42 Ft x 9.92 Ft
Furnace 4.83 Ft x 12.75 Ft
Living room 10.75 Ft x 10.00 Ft

Dining room 10.75 Ft x 13.00 Ft
Kitchen 11.75 Ft x 10.33 Ft
2pc Bathroom 3.58 Ft x 7.17 Ft
Primary Bedroom 13.83 Ft x 12.08 Ft
3pc Bathroom 9.33 Ft x 4.92 Ft
Bedroom 10.50 Ft x 11.17 Ft
Bedroom 9.75 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

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Living room 9.08 Ft x 16.83 Ft

4pc Bathroom 4.92 Ft x 11.17 Ft