

196 Fonda Drive Calgary Alberta

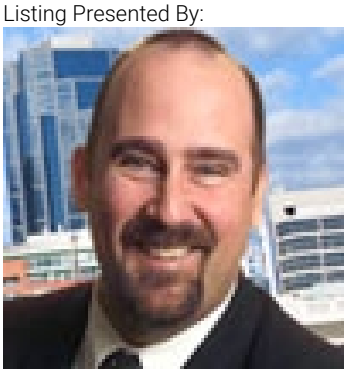
$424,900

** 3-PLEX RENTAL ** Rare investment opportunity, this property has 3 SELF-CONTAINED UNITS (main floor 3 bedroom suite plus 2 illegal studio suites in basement) total of 3 kitchen, 3 full bathrooms, 2 laundry areas (main floor suite has in-unit laundry and other 2 share common area with laundry area) and 3 NEW GRAVEL PARKING PADS front driveway that can park 3 cars on the property (tandem on left side, and 1 on the right side). Upgrades include LUXURY SHOWER PANEL SYSTEM AT ALL BATHTUBS, newer vinyl plank flooring throughout, STONE COUNTER-TOPS, and new paint. Perfect for an owner family to live upstairs since it has 3 bedrooms with a spacious kitchen, dining room, and living room with a balcony overlooking the front yard. Exceptional rentals for the 2 studio lower units (illegal) that's great for young couples or individual students and workers, fetching up to $700-850 per unit. Note each unit has bright large windows because the structure is a BI-LEVEL with common entrance front door and then each unit door respectively. Don't miss out on this rare LIVE UP/ RENT DOWN smart investment. Appliances include 3 stoves, 3 fridges, 2 washers and 2 dryers, and 3 hood fans. QUIET STREET, located close to all levels of schools, public transportation, and shopping, this is an AMAZING PROPERTY! (id:6769)

Other 3.65 M x 3.30 M
Living room/Dining room 5.50 M x 4.60 M
4pc Bathroom 2.80 M x 1.52 M
Other 3.65 M x 2.82 M
Living room/Dining room 3.96 M x 3.65 M
Laundry room 2.72 M x 1.64 M
4pc Bathroom 2.30 M x 1.52 M

Living room 4.62 M x 3.64 M
Dining room 3.20 M x 3.15 M
Bedroom 2.92 M x 2.74 M
Bedroom 3.82 M x 2.74 M
Primary Bedroom 3.40 M x 3.05 M
Kitchen 3.20 M x 2.75 M
4pc Bathroom 2.30 M x 2.20 M

Listing Presented By:



Originally Listed by:
Grand Realty

RE/MAX Realty Professionals

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