

2008 41 Street Calgary Alberta

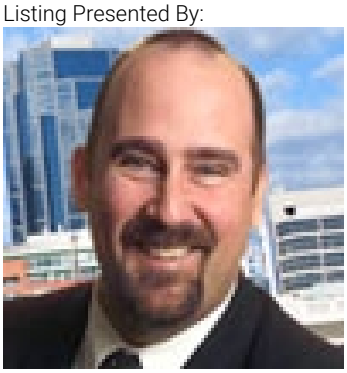
$529,000

This half duplex is fully renovated /remodled IN 2023 AND HAVING LEGAL SUITE . It has new furnaces , hot water Tank , all electric , new roof , new appliances with legal suite . The main level & legal suite is rented out which will be a big time mortgage helper and mortgage qualification . It has own independent entry and privacy . The community is getting vibrant with all around new construction projects going on for rental units potential . The property is close to all amenities like bus route , no frills , KFC and many more close to International Avenue and 10 minutes drive to down town to join a work force and enjoy the down town life . Do not miss to occupy to merge in a vibrant community . The 2006-41 Street SE is not listed but buyer can buy AS A full plex . The RMS are taken from last listing , There is no alteration after the last listing . (id:6769)

Bedroom 12.00 Ft x 9.17 Ft
Bedroom 12.17 Ft x 9.58 Ft
Office 7.00 Ft x 7.00 Ft
4pc Bathroom 5.67 Ft x 7.00 Ft
Laundry room 3.83 Ft x 5.67 Ft
Kitchen 9.92 Ft x 10.50 Ft
Dining room 9.00 Ft x 11.67 Ft
Other 14.75 Ft x 10.83 Ft
Primary Bedroom 10.50 Ft x 11.08 Ft
2pc Bathroom 3.17 Ft x 5.67 Ft

Bedroom 9.42 Ft x 8.75 Ft
Bedroom 8.08 Ft x 10.42 Ft
4pc Bathroom 4.83 Ft x 9.42 Ft
Laundry room 4.83 Ft x 7.42 Ft
Other 3.33 Ft x 3.92 Ft
Kitchen 12.42 Ft x 11.00 Ft
Dining room 9.75 Ft x 10.25 Ft
Kitchen 20.25 Ft x 10.42 Ft
Other 17.08 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:
LPT Realty

https://avtarhomes.ca/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca