



2105 7 Street Calgary Alberta

\$799,000

Location.... Location.. Lot size 50 X 120 with a WEST Backyard. Welcome investors and first time buyers to one of the sought after inner city communities," Winston Hts". Nestled on a quiet street is this Clean 2 bedroom bungalow offering a total of 1903 sq. ft. of living space. Situated Across from a PLAYGROUND/and DOG PARK on a tree lined street and a short walk to the Winston Hts GOLF Course makes this an ideal location. Original and well maintained with hardwood floors throughout the main and plank in kitchen and bathroom. The kitchen is "White and Bright" with a eating area over looking the backyard. The developed basement, Illegal suite has 2 bedrooms, kitchen with gas stove, a spacious living room and a 4 piece bath, plus a separate laundry room, and separate utility room with ample storage space in both. The Sunny deep WEST backyard is flooded with greenery and 2 apple trees on a flat lot. Single car garage and parking pad also available. Close to all amenities, schools, shopping and access to bike paths, Deerfoot trail, Airport and Downtown. Call to view ! Rental income can be \$1700-\$2000 for upstairs and single garage, Basement can be \$1300-\$1600 a month ...Potential \$3,000 a month, PLUS+++ providing how you manage utilities. Great mortgage helper for a couple or INVESTORS to carry. GREAT LOCATION >>>MONEY MAKER (id:6769)

Furnace 11.25 Ft x 10.67 Ft
Laundry room 11.17 Ft x 10.58 Ft
Kitchen 13.67 Ft x 9.50 Ft
Living room 17.08 Ft x 11.67 Ft
Dining room 10.75 Ft x 9.00 Ft
Primary Bedroom 13.75 Ft x 13.17 Ft
Bedroom 10.58 Ft x 10.08 Ft

4pc Bathroom 7.08 Ft x 4.92 Ft
Living room 11.25 Ft x 10.00 Ft
Kitchen 12.42 Ft x 9.25 Ft
Bedroom 10.58 Ft x 9.92 Ft
Bedroom 10.00 Ft x 10.00 Ft
4pc Bathroom 6.83 Ft x 6.17 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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