



## 2408 56 Street Calgary Alberta

\$439,500

WOW! An outstanding value-priced opportunity awaits! Whether a first-time home buyer excited to make a beautiful home, a growing family looking to be close to schools, amenities and transit, or an investor seeking to increase your spacious living room with its large bay window and new carpet (2023) is a lovely space to relax in or visit with family and friends while the eat-in kitchen features laminate flooring, plenty of cabinets including a highly functional pull-out property portfolio, this property delivers nearly 1550 SF of value-added comfort at an affordable price AS WELL AS further opportunity to grow your investment. This well-kept home offers good-sized rooms and a very nice layout. The shelving system in the pantry and access to the backyard through garden doors. An oversized half-bathroom with potential to create extra storage or convert to a full bathroom with tub / shower completes the main floor. The second level has three bedrooms, two of which are generously-sized with either working-well as the primary bedroom. Of the two large bedrooms, the first easily accommodates a king-sized bed and has a built-in vanity with storage while the second over-sized bedroom has a fireplace and sliding doors to a covered balcony. A second bathroom rounds off the upper floor. The lower level boasts unlimited potential: 1) an over-sized utility / laundry area with extra storage space brings further potential to grow your investment by adding a third bathroom, and 2) the finished lower-level flex space is an additional bonus making for an ideal family room, playroom, gym, home office, or guest room (window is not legal egress). Outside, there are several areas to enjoy the outdoors in privacy. Aside from the upper balcony, the fully fenced back yard has an expansive deck from which to relax with morning coffee, barbecue with friends, or simply sitting back and watchin...

4pc Bathroom .00 M x .00 M

Bedroom 4.37 M x 3.86 M

Bedroom 2.82 M x 3.66 M

Primary Bedroom 5.01 M x 3.66 M

Recreational, Games room 3.94 M x 3.76 M

2pc Bathroom .00 M x .00 M

Dining room 2.03 M x 3.02 M

Kitchen 2.95 M x 3.02 M

Living room 4.40 M x 4.78 M

Listing Presented By:



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Coldwell Banker Mountain Central

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**RE/MAX Realty Professionals**

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

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