



# 28 CORNELL Place Calgary Alberta

\$649,900

Location, location, location! Do Not Miss This incredible potential in this 1,153 sq. ft. bungalow with 2 SEPARATE Suits up and down with the LEGAL SECONDARY SUIT CERTIFICATE from the city of Calgary. Original Oak hardwood flooring through out the main floor. Large country kitchen with eating area facing south overlooking a park across the street and a lovely southwestern sunset over the city at night. Large 3 bedrooms up plus a full bath. Separate entrance to downstairs has 3 bedrooms, kitchen, recreation room and a full bath. Flooring in basement done in ceramic tile. Large porch with sun room in back with irregular back yard and back alley. This home is an INVESTORS' dream, upstairs and downstairs currently have tenants, your monthly total net rental income \$2900, NEW Shingle Roof in 2021 for years of worry-free protection. Located just minutes from Downtown, this property offers unbeatable access to all amenities with public transit right at your doorstep. Walking distance to Nose Hill Park and Confederation Park. SAIT, U of C, Community Schools, Calgary transit and shopping center. Book your private showing today! (id:6769)

- Laundry room 11.08 Ft x 11.58 Ft
- Other 16.33 Ft x 17.92 Ft
- Other 8.83 Ft x 9.17 Ft
- Bedroom 11.42 Ft x 11.92 Ft
- Bedroom 9.50 Ft x 9.75 Ft
- Bedroom 9.17 Ft x 9.75 Ft
- 5pc Bathroom 11.08 Ft x 4.92 Ft
- Sunroom 14.25 Ft x 18.42 Ft

- Other 7.83 Ft x 3.42 Ft
- Dining room 12.08 Ft x 7.75 Ft
- Kitchen 11.33 Ft x 10.33 Ft
- Living room 21.08 Ft x 13.08 Ft
- Primary Bedroom 11.08 Ft x 13.17 Ft
- Bedroom 9.67 Ft x 9.75 Ft
- Bedroom 9.58 Ft x 12.17 Ft
- 4pc Bathroom 7.00 Ft x 8.83 Ft

Listing Presented By:



Originally Listed by:  
Homecare Realty Ltd.

<https://www.homecarerealty.com/>

### RE/MAX Realty Professionals

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

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