



# 2822 13 Avenue Calgary Alberta

\$700,000

A Rare Find! Welcome to 2822 13 Ave SE, where comfort meets convenience in this charming up/down duplex with a front and back entrance. Separate utility meters, hot water tanks and high efficiency furnaces with individual controls. Nestled in a desirable location, this property boasts a newer deck with under deck storage offering the perfect spot for outdoor relaxation and entertainment. Step inside to discover a well-maintained interior spread across two levels. You will find large windows and gas fireplaces on both levels. With 1200 square feet on the main floor and an additional 1088 square feet in the basement (Legal) suite, there's ample space to accommodate your lifestyle needs. Embracing a south-facing orientation, this home is bathed in natural sunlight throughout the day, creating a warm and inviting atmosphere. The abundance of sunshine not only enhances the aesthetic appeal but also contributes to a cheerful ambiance within. The main floor features two generously sized bedrooms, providing plenty of private retreats for family members or guests. Meanwhile, the basement houses two additional bedrooms, offering flexibility for various living arrangements. One of the standout features of this property is the replacement of both furnaces in 2014, ensuring efficient heating and comfort during the colder months. Whether you're enjoying cozy evenings indoors or entertaining loved ones, you can rest assured of a comfortable environment year-round. Perfectly blending functionality with style, 2822 13 Ave SE presents an excellent opportunity to own a well-appointed duplex in a sought-after location. Don't miss your chance to experience the convenience and comfort this home has to offer. You will also have the luxury of guaranteed on-street "permitted" parking. Upstairs tenant of 13 years has recently moved out and is currently vacant. This is a great revenue prope...

Living room 18.50 Ft x 14.00 Ft

Kitchen 15.50 Ft x 13.92 Ft

Primary Bedroom 13.58 Ft x 11.83 Ft

Bedroom 10.33 Ft x 8.83 Ft

4pc Bathroom 7.25 Ft x 4.92 Ft

Furnace 14.42 Ft x 11.33 Ft

Dining room 14.92 Ft x 8.92 Ft

Kitchen 14.42 Ft x 9.33 Ft

Primary Bedroom 11.58 Ft x 10.08 Ft

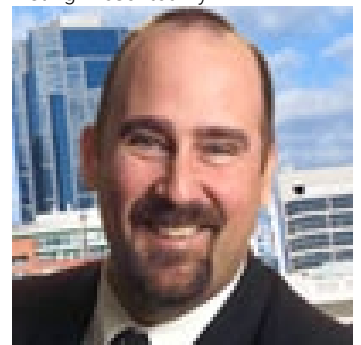
Bedroom 10.08 Ft x 9.67 Ft

Bedroom 10.08 Ft x 8.00 Ft

4pc Bathroom 7.83 Ft x 6.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**RE/MAX Realty Professionals**

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Living room 19.83 Ft x 14.42 Ft