



## 3008 56 Street Calgary Alberta

\$565,000

INVESTORS!! THIS IS A GREAT FIXER UPPER/RENO PROJECT!! ALMOST 1400 SF MAIN LEVEL + ATTACHED COVERED SUNROOM AREA (NOT INCLUDED IN RMS). FULL BASEMENT SUITE (ILLEGAL) WITH SEPARATE SIDE ENTRANCE + DOUBLE REAR GARAGE . FULL LOT . FENCED. POTENTIAL UNLIMITED!! ACROSS VILLAGE SQUARE LEISURE CENTER, ALL LEVEL SCHOOLS BUS AT DOORSTEP TO SUNRIDGE LRT/MALL. (id:6769)

Living room 36.42 Ft x 10.33 Ft

Kitchen 11.67 Ft x 11.58 Ft

Bedroom 15.92 Ft x 13.83 Ft

Bedroom 9.92 Ft x 8.50 Ft

4pc Bathroom 8.33 Ft x 5.33 Ft

Living room 13.33 Ft x 13.65 Ft

Kitchen 13.33 Ft x 11.25 Ft

Dining room 15.67 Ft x 10.92 Ft

Primary Bedroom 13.00 Ft x 10.83 Ft

Bedroom 11.58 Ft x 8.92 Ft

Bedroom 10.42 Ft x 8.92 Ft

Family room 17.25 Ft x 8.33 Ft

4pc Bathroom 10.83 Ft x 4.92 Ft

Listing Presented By:



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<http://jsjohal.ca>

**RE/MAX Realty Professionals**

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