



3135 41 Street Calgary Alberta

\$1,180,000

Welcome to this beautiful east-facing full duplex with over 1,700 sqft of living space. Situated on a 50x120ft rectangular lot with back lane access, this property is a prime investment opportunity. Each side of the duplex features 2 bedrooms and 1 full bath on the main floor, along with a spacious kitchen, dining, and living room. Each basement has an additional large bedroom and another full bath. The double garage is divided for the convenience of two tenants. There is significant potential to increase rent, making this an attractive option for savvy investors. Don't miss out on this gem! (id:6769)

Office 9.17 Ft x 7.08 Ft

Laundry room 8.42 Ft x 7.00 Ft

Furnace 5.25 Ft x 5.17 Ft

Living room 17.17 Ft x 9.25 Ft

Bedroom 11.83 Ft x 9.67 Ft

3pc Bathroom 8.42 Ft x 3.92 Ft

Kitchen 10.92 Ft x 8.67 Ft

Dining room 8.67 Ft x 6.25 Ft

Bedroom 18.08 Ft x 6.50 Ft

Bedroom 17.50 Ft x 8.75 Ft

4pc Bathroom 8.17 Ft x 4.50 Ft

Kitchen 9.92 Ft x 8.83 Ft

Living room 11.50 Ft x 8.75 Ft

Dining room 8.33 Ft x 5.83 Ft

Living room 15.25 Ft x 14.92 Ft

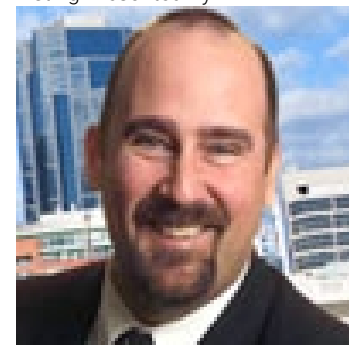
Kitchen 12.00 Ft x 10.42 Ft

Primary Bedroom 13.17 Ft x 10.42 Ft

Bedroom 13.25 Ft x 8.25 Ft

4pc Bathroom 7.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

<http://www.liangcommercial.ca/>

RE/MAX Realty Professionals

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