



## 330 Lucas Avenue Calgary Alberta

\$599,900

Higher interest rates, means higher rents.... and we have the solution for you. At the current asking price of 619, you are essentially getting two properties with ONE title! The importance of this is that for your mortgage, only one title is getting applied. This is a three level property, the main level is a full LEGAL suite with separate entrance, full kitchen, bedroom and large living room. Separate laundry and street access. The top two levels, are the second home, which is a full featured, three bedroom, 2.5 washroom home !! Rent the ground level apartment to assist with the mortgage, and your two level townhome located above it becomes affordable! Consider buying a one bedroom, brand new apartment for 265K, and then a three bedroom, townhome for only 355K..... ! This would be tough to find... ESPECIALLY WITHOUT ANY CONDO FEES! Or... as an investment... rent both! Typically you would need a downpayment for two homes... this makes it so only the one down payment is needed! All this and it is brand new! Full New Home Warranty, never lived in, and in the upcoming area of Livingston! If you are struggling to get into the market... this is the answer! Only a few will be available.. so do not delay in locking up your investment today! (id:6769)

Dining room 11.00 Ft x 13.92 Ft  
 2pc Bathroom 5.83 Ft x 4.67 Ft  
 Kitchen 12.67 Ft x 11.67 Ft  
 Living room 12.58 Ft x 12.92 Ft  
 Bedroom 8.42 Ft x 9.75 Ft  
 Bedroom 8.42 Ft x 10.83 Ft  
 4pc Bathroom 8.92 Ft x 5.00 Ft

4pc Bathroom 8.92 Ft x 9.50 Ft  
 Primary Bedroom 12.58 Ft x 10.25 Ft  
 Bedroom 12.58 Ft x 10.25 Ft  
 4pc Bathroom 9.00 Ft x 5.00 Ft  
 Kitchen 9.33 Ft x 8.83 Ft  
 Living room 12.58 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:  
 ROYAL LEPAGE BENCHMARK

<http://www.ronjobbagy.remax.com>

**RE/MAX Realty Professionals**

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