

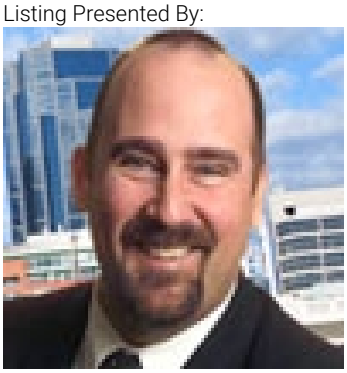
4205 16 Street Calgary Alberta

$895,000

Exceptional Altadore investment opportunity featuring 3 self-contained suites, including a registered 2-bedroom basement legal suite. The property offers a 2-bedroom main floor suite with fireplace, a 1-bedroom upper illegal suite with private balcony, and a 2-bedroom lower suite with fireplace and storage. Extensive improvements include a complete rebuild of the basement suite to the foundation, legal suite registration, 200-amp electrical service, new roofs on the house, garage and rebuilt carport, renovations to the upper and main floor suites, added in-suite laundry, rebuilt front steps and railing, recent paint, plus a high-efficiency furnace and tankless hot water system. Detached single garage, carport and multiple private entrances. Excellent flexibility for investors or owner-occupants, with potential to combine the main and upper suites while retaining the registered basement suite. Prime Altadore location near Marda Loop, parks, schools and downtown. (id:6769)

Recreational, Games room 15.00 Ft x 20.50 Ft
Kitchen 7.17 Ft x 8.67 Ft
3pc Bathroom 4.67 Ft x 8.33 Ft
Storage 3.17 Ft x 5.08 Ft
Bedroom 5.33 Ft x 14.17 Ft
Bedroom 9.50 Ft x 14.25 Ft
Bedroom 14.08 Ft x 16.42 Ft
Bedroom 8.67 Ft x 10.25 Ft
4pc Bathroom 8.75 Ft x 5.08 Ft
Dining room 9.08 Ft x 10.67 Ft
Kitchen 9.25 Ft x 7.17 Ft
Living room 12.50 Ft x 16.42 Ft
Primary Bedroom 10.00 Ft x 16.42 Ft
Family room 11.92 Ft x 10.83 Ft
Kitchen 9.08 Ft x 5.67 Ft
4pc Bathroom 4.92 Ft x 9.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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

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

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