

## 4212 1A Street Calgary Alberta

\$650.000

Excellent first time buyer or investor opportunity!! This is a very well cared for, updated 1/2 duplex with almost 1000 square feet on the main floor + with 2 bedrooms on the main floor + an additional 3rd down. Located on a premier street across from the ridge on 1A Street in Parkhill. Hardwood flooring on the main floor, newer carpeting downstairs, renovated bathrooms + kitchen. Really nice backyard with room for outdoor living + with a single detached garage. Walk to schools, the parks, pathway system + easy access to the Ctrain, shopping + downtown. (id:6769)

Laundry room 12.25 Ft  $\times$  10.50 Ft Furnace 12.75 Ft  $\times$  3.42 Ft Bedroom 18.25 Ft  $\times$  12.08 Ft 4pc Bathroom 9.33 Ft  $\times$  7.17 Ft Kitchen 13.25 Ft  $\times$  10.25 Ft Dining room 8.50 Ft  $\times$  6.42 Ft Living room 17.00 Ft  $\times$  15.25 Ft Family room 17.17 Ft  $\times$  14.17 Ft Primary Bedroom 14.83 Ft  $\times$  10.17 Ft Bedroom 14.67 Ft  $\times$  8.67 Ft 4pc Bathroom 10.33 Ft  $\times$  4.92 Ft

Listing Presented By:



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http://www.rooneycroninvalentine.com/

## **RE/MAX Realty Professionals**

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