

4736 17 Avenue Calgary Alberta

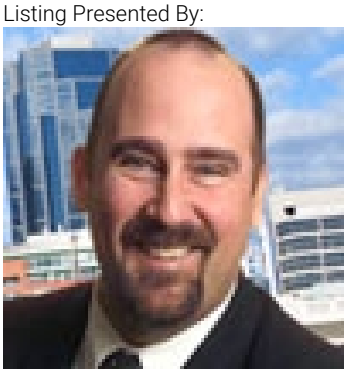
$489,900

ILLEGAL BASEMENT SUITE!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! 4 BEDROOMS!! GREAT INVESTMENT OPPORTUNITY!! Welcome to this well-maintained home featuring an ILLEGAL BASEMENT SUITE with its own separate entrance and separate laundry. The main floor offers a bright living area that flows into the dining space and kitchen, creating a functional layout for everyday living. You'll also find main floor laundry, 2 well-sized bedrooms, and a 4-piece bathroom. The lower level is developed as an ILLEGAL BASEMENT SUITE with a private entrance, featuring 2 additional bedrooms, a 4-piece bathroom, kitchen, and a HUGE recreation/living area, providing excellent flexibility for extended family or rental potential. Conveniently located close to schools, parks, shopping, and other amenities. DON'T MISS THIS GREAT OPPORTUNITY!! (id:6769)

Bedroom 10.50 Ft x 14.50 Ft
Bedroom 8.25 Ft x 12.00 Ft
4pc Bathroom 8.25 Ft x 8.67 Ft
Furnace 8.67 Ft x 8.17 Ft
Kitchen 7.58 Ft x 11.92 Ft
Recreational, Games room 19.25 Ft x 19.42 Ft
Storage 5.17 Ft x 3.75 Ft

Primary Bedroom 11.33 Ft x 15.25 Ft
Bedroom 8.58 Ft x 17.50 Ft
Laundry room 11.33 Ft x 8.25 Ft
4pc Bathroom 8.58 Ft x 7.92 Ft
Kitchen 8.08 Ft x 8.25 Ft
Dining room 12.25 Ft x 13.50 Ft
Living room 15.50 Ft x 12.42 Ft

Listing Presented By:



Originally Listed by:
Real Broker

http://sggrealestate.ca/

RE/MAX Realty Professionals

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