

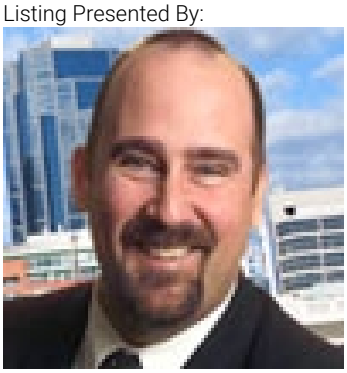
4824 Claret Street Calgary Alberta

$1,128,000

COLLECTING MONTHLY RENTAL INCOME FROM THE NEW CARRIAGE LEGAL SUITE & LIVING IN THE SEPERTAE HOUSE IN THIS UNIQUE DESIGNED PROPERTY .IN CHARLESWOOD . This substantial renovated bungalow pairs timeless curb appeal with a complete, modern style and the added benefit of a new constructed CARRIAGE HOUSE on top of the TRIPLE CAR GARAGE. The main home showcases a classic brick exterior with a charming front archway, while inside, nearly every element has been updated. The bright, open main floor features NEW LVP flooring, new triple-glazed windows, updated lighting with all electrical outlets/switches, fresh paint, and new interior doors throughout. The kitchen is both stylish and functional, granite/quartz countertops with cooktop element, a NEW tile backsplash, and modern/new appliances, seamlessly connecting to the living and dining areas. This bungalow offers a total of FIVE bedrooms, with three on the main level and two additional bedrooms with egress windows in the NEW developed basement. The home includes three fully renovated bathrooms, designed with clean, contemporary finishes. The lower level, new LVP/carpet flooring, expands your living space with a large family room with lots of pot lights, and added flexibility for growing families or multi-generational living. Significant mechanical upgrades provide long-term confidence and comfort, including TWO new furnaces, a new hot water tank, and central AC. The attic has been remediated to be asbestos-free and reinsulated to current code standards .New PVC sewer, water, gas lines and underground power line--adding efficiency and peace of mind. The backyard is where this property truly sets itself apart. A newly built, legal and registered secondary suite finished with durable Hardie Board siding, sits above a brand new triple detached garage, offering ~800 sqft of additional living space! The LEGAL suite featu...

Recreational, Games room 13.83 Ft x 26.17 Ft
Bedroom 10.75 Ft x 13.58 Ft
Bedroom 10.67 Ft x 10.92 Ft
3pc Bathroom Measurements not available
4pc Bathroom Measurements not available
Bedroom 11.42 Ft x 8.00 Ft
Bedroom 7.92 Ft x 10.33 Ft
4pc Bathroom Measurements not available
Living room 21.42 Ft x 15.92 Ft
Kitchen 9.08 Ft x 12.42 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

http://www.dannywai.com/

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Living room 12.92 Ft x 15.67 Ft

Dining room 12.33 Ft x 7.92 Ft

Kitchen 11.92 Ft x 9.67 Ft

Primary Bedroom 11.42 Ft x 10.50 Ft

Bedroom 8.83 Ft x 11.58 Ft

Bedroom 8.83 Ft x 11.58 Ft

4pc Bathroom Measurements not available