

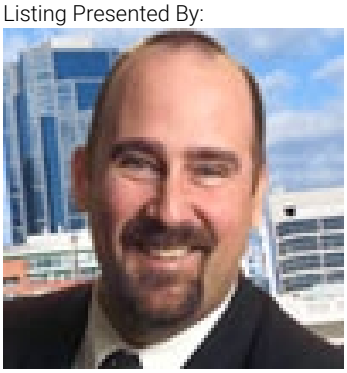
616 34 Avenue Calgary Alberta

$649,900

PRIME INVESTMENT OPPORTUNITY with a LEGAL BASEMENT SUITE! This well-maintained bungalow offers strong income potential and flexibility for investors or homeowners alike. The LEGAL BASEMENT SUITE has been successfully operated as a short-term rental. Situated on a generous 5,758 SQ. FT. R-C2 ZONED LOT, this property also offers excellent FUTURE REDEVELOPMENT POTENTIAL. The home features approximately 939.58 sq. ft. above grade, with SEPARATE LIVING SPACES, UPDATED MECHANICALS, and RENOVATED INTERIORS throughout. The main floor includes a SPACIOUS KITCHEN with a breakfast bar, a large living area, 3 bedrooms and a 4-piece bathroom, SEPARATE LAUNDRY. The FULLY DEVELOPED LEGAL BASEMENT SUITE below offers its own PRIVATE ACCESS, kitchen, recreation room, 1 BEDROOM and a 3-PIECE BATHROOM, with laundry in the basement -- ideal for short-term or long-term rental income. Outside, enjoy a patio, partially fenced back yard, back lane access, a SINGLE DETACHED GARAGE and a carport. Conveniently located close to downtown, transit, Deerfoot Trail, schools, parks, shopping, and Winston Golf Club, this property is a fantastic opportunity for CASH FLOW, a MORTGAGE HELPER, or future redevelopment. (id:6769)

Furnace 10.33 Ft x 14.92 Ft
3pc Bathroom 10.08 Ft x 8.25 Ft
Recreational, Games room 11.92 Ft x 28.00 Ft
Kitchen 9.25 Ft x 10.92 Ft
Bedroom 16.83 Ft x 9.92 Ft
Living room 11.42 Ft x 17.92 Ft
Bedroom 7.67 Ft x 12.00 Ft
Primary Bedroom 11.50 Ft x 10.92 Ft
Kitchen 11.67 Ft x 16.58 Ft
4pc Bathroom 8.17 Ft x 5.17 Ft
Bedroom 11.42 Ft x 8.00 Ft

Listing Presented By:



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PropZap Realty

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RE/MAX Realty Professionals

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