



# 8031805 41 Street Calgary Alberta

\$1,275,000

Spectacular Legaly Suited Duplex Montgomery. This property has been extensively updated. 1805 is the owners unit and has one large master bedroom on the main floor and 2 additional bedrooms in the lower level. The Chefs Kitchen has Cafe Brand Appliance (by GE), including Refrigerator, built in WALL OVEN and MICROWAVE, Dishwasher with custom panel, JENN- AIR Cook top, COPPER SINK, and much more. The 1803 Side is Legally Suited (sticker number 9950) Each unit has their own Laundry Facilities, and separate meters so the TENANTS PAY all their own Utilities. The back yard has a newer double garage with parking on either side of the garage. This building it self has a higher slope roof than typical duplexes so it allows for the use of Asphalt SHINGLES for more affordable roof replacement.. This also provides an attic space so it is more energy efficient. This Investment property is a must have, call today. View the website for a complete list of renovations. (id:6769)

Kitchen 7.25 Ft x 14.08 Ft  
Living room 16.67 Ft x 12.83 Ft  
4pc Bathroom 9.08 Ft x 5.25 Ft  
Primary Bedroom 10.08 Ft x 9.25 Ft  
Bedroom 9.67 Ft x 8.50 Ft  
Bedroom 10.33 Ft x 14.25 Ft  
Bedroom 12.25 Ft x 10.08 Ft  
4pc Bathroom 10.08 Ft x 5.50 Ft  
Recreational, Games room 19.17 Ft x 12.67 Ft  
Laundry room 11.67 Ft x 7.83 Ft

Living room 16.33 Ft x 15.25 Ft  
Dining room 10.42 Ft x 15.25 Ft  
Kitchen 11.25 Ft x 10.50 Ft  
4pc Bathroom 7.50 Ft x 4.92 Ft  
Primary Bedroom 13.00 Ft x 19.25 Ft  
Kitchen 10.50 Ft x 11.00 Ft  
Living room 15.75 Ft x 15.25 Ft  
Dining room 8.50 Ft x 8.42 Ft  
4pc Bathroom 7.33 Ft x 4.92 Ft

Listing Presented By:



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