

847 13 Avenue Calgary Alberta

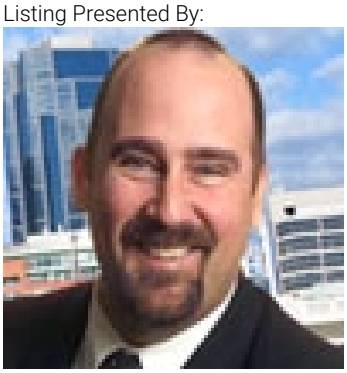
$774,988

INVESTMENT OPPORTUNITY | LIVE UP, RENT DOWN | REDEVELOPMENT POTENTIAL!An excellent opportunity for investors, first-time buyers, or homeowners looking to offset their mortgage with rental income! This property features a spacious 1,410 sq. ft. main floor with 3 bedrooms and a separate 1,200 sq. ft., 2-bedroom illegal basement suite, offering excellent flexibility for rental income or multi-generational living.The main floor has been completely renovated, featuring an updated kitchen and bathroom, fresh paint, and newer flooring for a modern, move-in-ready feel. Additional highlights include newer windows and a separate washer and dryer on the main floor.Enjoy an outstanding location directly across from a recreational facility, soccer field, and green space. Schools, public transit, major roadways, Deerfoot Trail, and downtown Calgary are all conveniently accessible.THINKING ABOUT THE FUTURE? The property also offers potential redevelopment opportunities, subject to applicable City of Calgary zoning regulations and approvals.Whether you choose to live upstairs and rent downstairs, rent out both levels, or explore future redevelopment possibilities, this property offers outstanding versatility, income potential, and a convenient location! (id:6769)

Bedroom 15.08 Ft x 10.42 Ft
Bedroom 14.58 Ft x 10.33 Ft
Kitchen 19.92 Ft x 14.33 Ft
Recreational, Games room 18.42 Ft x 14.33 Ft
4pc Bathroom Measurements not available
Laundry room Measurements not available
Primary Bedroom 12.25 Ft x 11.33 Ft

Bedroom 11.33 Ft x 11.17 Ft
Bedroom 11.33 Ft x 11.25 Ft
Dining room 15.17 Ft x 14.33 Ft
Kitchen 11.83 Ft x 9.92 Ft
Living room 23.33 Ft x 11.33 Ft
4pc Bathroom 8.92 Ft x 6.58 Ft
Laundry room Measurements not available

Listing Presented By:



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