



## Calmar Alberta

\$269,900

BUDGET FRIENDLY! FENCED YARD! Searching for your first home or investment property? This 3 bedroom, 1.5 bath 1071 sq ft 2 story duplex is a cute place which checks the boxes! Traditional main floor layout w/ newer paint & laminate flooring features your living room at the entryway, w/ room for sectional & TV for watching your favourite show! L shaped kitchen w/ eat in dining for family meals & cooking up a storm while you watch your kids play in the backyard. 2 pce bath & SIDE ENTRYWAY for adding a future basement development! Upstairs brings updated laminate flooring, 3 bedrooms, 4 pce bath & linen storage. The basement is unfinished but terrific spot for adding a 4th bedroom, future rec room, or continue to use as storage. Backyard w/ lane access to add a future garage or park your RV; fence is newer too! Great spot for the summer bonfire or garden. Only steps to the school & blocks to Calmar Bakery make it a winner. A must see! (id:6769)

Living room 4.02 m X 4.05 m

Dining room Measurements not available

Kitchen 3.47 m X 4.21 m

Primary Bedroom 2.64 m X 3.97 m

Bedroom 2 2.65 m X 4.08 m

Bedroom 3 2.83 m X 2.82 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://kevindoyle.remax.ca/>



Royal

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