

2536 10 Avenue SE
Calgary, Alberta

MLS # A2221563



\$449,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	931 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, On Street, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home		

Inclusions: Stove electric, Refrigerator, Range hood, Washer/Dryer

I'm sure to have the perfect investment property for you. Explore this income-generating semi-detached house containing a legal basement suite. Both tenants would like to stay. The property is located close to the Deerfoot Trail with easy access to downtown via near Franklin C-Train station. The bi-level house features large windows in the basement. The main floor contains two bedrooms, large living and dining rooms, and an updated five years ago kitchen. The basement suite has another two bedrooms, a large living room and a sizeable kitchen. All windows were replaced five years ago, both washers were purchased last year, and the 50-gallon hot water tank was installed in March 2021. There are two parking stalls in the back of the house, plus plenty of parking on the street. The roof was re-shingled approximately eleven years ago. Reserve your viewing today!