

**2839 14 Avenue SE  
Calgary, Alberta****MLS # A2199791****\$549,900**

<b>Division:</b>	Albert Park/Radisson Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,730 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Beamed Ceilings, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-C2
<b>Utilities:</b>	-

**Inclusions:** none

LOCATIPON LOCATION LOCATION!!!!!! GREAT LOCATION FOR QUICK AND EASY COMMUTES, DIRECTLY ON 17 AVENUE , SEPERATE ENTRANCE WITH TWO BWDROOMS ILLEGAL SUITE, LIVE UP AND RENT DOWN STAIRS FOR 1400. VACANCY RATE IS ZERO. HOUSE HAS UNDER GONE MAJOR RENOVATIONS AND UPGRADES. VIEWINGS BETWEEN 11 AM TO 5 PM DAILY