

View virtual tour at:
visual4sale.com

Enter:

v4s# 354314

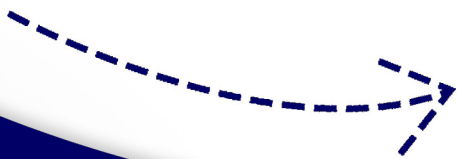


**2004 9 Ave SE, Calgary
Alberta T2G 0V5**

\$600,000

Property Information

- Property Type • Residential
- Property Style • Bi-level
- Beds • 3+1
- Baths • 2
- Taxes • \$2,685 / 2025
- Sq. Footage • 1044.41 ft
- Lot Size • 353 Sq M 36' x 126'
- Year Built • 1957
- MLS® • A2200819



Property Description

Legal Suited Up/Down Bi-level on a corner lot in the community of Inglewood. Main floor features a three bedroom 1,044 Sqft suite with hardwood & tile floors, four piece bathroom, dining room, full kitchen and living room with large South facing windows. Wrap around 23' X 27' foot deck. Separate entrance Basement Suite with full kitchen & dining area. One bedroom with den/office and living room and four piece bathroom. Natural light, storage and shared laundry. Off street parking for three vehicles. Property is well maintained with long term tenants wishing to stay, but vacancy available. Suite is Legal Conforming and Permit Number # 5365. Investment revenue or great home to live and rent a suite for income.



Property Features

- Profitable revenue property
- Legal Secondary Basement Suite
- Lower Walkout and Separate Entrance
- Across from Park/Green space
- Balcony
- Separate dining room
- Shopping near by
- Sun Filled Unit
- Two Levels of Development
- Walkout and Separate Entrance



Daryl Carlson
REALTOR?
403.259.4141

Direct Cell Number:
403-650-7400

darylcarlson@shaw.ca
www.darylcarlson.com



RE/MAX Realty Professionals
#10, 6020 - 1A Street SW
Calgary, T2H 0G3



All information regarding this property, either expressed or implied, is from sources deemed reliable and assumed to be correct. No Warranty thereof and same is submitted to possible errors and omissions.