



GRASSROOTS
REALTY GROUP

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144 Flavelle Road SE
Calgary, Alberta

MLS # A2266062



\$579,900

Division:	Fairview		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	1,188 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Level, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This 1187 sq ft bungalow with a legal secondary suite, as well as detached double garage is situated on a 50 ft wide lot on a quiet street in close-in Fairview. 3 bedrooms up and a one bedroom City of Calgary Legal suite downstairs, this home is ideal for a young couple needing income from a secondary suite or an investor looking for an affordable rental property. The basement was redone in 2019 as well as laminate floors on the main level. The back window as well as the basement windows have been replaced. The upper kitchen cabinets have been removed, the new owner can design the kitchen to their taste and design. Basement suite is rented of \$1225 per month, 1 year lease until Oct 1, 2026. Tenant pays 40% of the utilities.