



1, 1701 48 Street SE  
Calgary, Alberta

MLS # A2300678



**\$245,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	522 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 0
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Storage		

**Inclusions:** N/A

Move-in condition for a startup home with a private fenced corner yard. This 1/4 plex fille with tons of natural lights and had been renovated/upgraded, such as vinyl plank floor, newer kitchen, painted, ..a block to the International Avenue strip with full of international cuisine restaurants.. Transits, school.