



4704 31 Avenue NE
Calgary, Alberta

MLS # A2304318



\$544,900

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|------------------|--|---------------|-------------------|
| Division: | Rundle | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,118 sq.ft. | Age: | 1974 (52 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Heated Garage | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Aluminum Siding , Brick, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Smoking Home | | |

Inclusions: Second fridge and stove in lower suite

This suited bungalow represents a great investment and provides incredible cash flow. Rent all three spaces and generate well over \$3,000 per month. The property has a great location being walking distance to all three level of schooling, shopping, and LRT. Begin with the three bedroom main floor unit that features a well sized living area and a two piece en suite. Proceed to the illegal two bedroom lower unit which is also well sized. A common space provides a shared laundry and access to mechanicals. Do not forget the 22x24 heated double car garage. Structurally and mechanically, a very solid property. Do not miss this smart investment!