



GRASSROOTS
REALTY GROUP

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198 Masters Avenue SE
Calgary, Alberta

MLS # A2091364



\$585,000

Division:	Mahogany		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,088 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped,		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R2-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

YOOHOO!! Attention all real estate enthusiasts! Are you tired of searching for the needle in a haystack? Well, get ready to strike gold with this gem of a property. Don't miss your chance to snag this opportunity at TODAY'S prices and take over an already guaranteed tenant until 2025. Hello, passive income! Fully developed, 3 total bedrooms & 3.5 baths! Step inside and prepare to be wowed by the open-concept main floor plan, perfect for hosting epic gatherings or cozy nights in with loved ones. Want more? How about a front lifestyle room AND a smartly designed rear kitchen and dining area? That's right, we've got it all. Upstairs boasts not one but TWO master bedrooms, each with its own ensuite and walk-in closet big enough to fit all your king-sized bed dreams (and extra furniture too). Talk about EQUALITY! But wait, there's more! This prime location is steps away from the Mahogany wetlands where you can immerse yourself in nature or take a leisurely stroll down to the main beach for some sun-kissed relaxation. It's like having your own personal vacation spot right at your doorstep. So whether you're a young professional looking for a trendy pad, an empty nester seeking low-maintenance living or a young family craving space and convenience - this home has got you covered. But don't just take our word for it, come see for yourself and make this awesome home yours today! Prices are continuing to climb so now is the time to take this opportunity into consideration! Let's go see it!