



GRASSROOTS
REALTY GROUP

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2008 41 Street SE
Calgary, Alberta

MLS # A2207997



\$534,500

Division:	Forest Lawn		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,141 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Parkade, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Electric	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Kitchen Island, No Animal Home, Pantry, Quartz Counters		

Inclusions: N/A

This half duplex is fully renovated /remodded a year ago . It has new furnaces , hot water Tank , all electric , new roof , new appliances with legal suite bylaws built up illegal suite . The illegal suite is rented out which will be big time mortgage helper with own independent entry and privacy . The community is getting vibrant with all around new construction projects going on for rental units potential . The property is close to all amenities like bus route , no frills , KFC and many more close to International Avenue and 10 minutes drive to down town to join a work force and enjoy the down town life . Do not miss to occupy to merge in a vibrant community with mortgage helper independent illegal bigger suite . The 2006-41 Street SE is not listed but buyer can buy that too to hold property as a rental units and can split titles into 4 to get maximum value later on . The seller can guide about it .