

Single Family House For Sale

1,015 Sqft - 3519 2 AV SW, Calgary, Alberta, Canada T3C0A2



NO PICTURE



NO PICTURE



NO PICTURE

Property [Description](#)

GREAT INVESTMENT OPPORTUNITY to live upstairs & rent down. Basement currently tenant occupied paying \$750/month. Welcome to one of Calgarys most desirable communities in the heart of Spruce Cliff. Large pie-shaped R-C2 lot w/

Basic [Details](#)

Property Type: **Single family**

Listing Type: **For Sale**

Residential Type: **House**

single attached garage. The main floor features hardwood floors; large living room; spacious master bed; 2 other good sized bedrooms & a 4 piece bath. The kitchen has white cabinetry w/plenty of storage & counter space & white appliances. The lower level is a self-contained suite including full kitchen, large bedroom & great room. Laundry room is located in the utility room downstairs w/ dual access. The South facing backyard is fully fenced & landscaped w/ mature trees, fireplace & gardening area. Close to all amenities including a short walk to the Westbrook mall & C-Train station. Only 10 min to DOWNTOWN. Book your private viewing today. (id:15472)

MLS® #:	C4221648
Price:	\$439,000
Beds:	4
Baths:	2
Rooms:	Register to View
Sq Ft:	1,015 Sqft
Year Built:	1954
Lot Area:	461 m²

Location

Street Number:	3519
Street:	2
Country:	CA
Province:	AB
City:	Calgary
Postal Code:	T3C0A2
Longitude:	W115° 51' 42.9"
Latitude:	N51° 3' 3.7"
Site Influences:	Golf Course, Playground

Agent Info



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