



2822 13 Avenue SE
Calgary, Alberta

MLS # A2302762



\$635,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,200 sq.ft.	Age:	1970 (56 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: na

A Rare Find! Welcome to 2822 13 Ave SE, where comfort meets convenience in this charming up/down duplex with two separate front and back entrances. Separate utility meters, 2 new hot water tanks and high efficiency furnaces with individual controls. Nestled in a desirable location, this property boasts a newer deck with under deck storage offering the perfect spot for outdoor relaxation and entertainment. Step inside to discover a well-maintained interior spread across two levels. You will find large windows and gas fireplaces on both levels. With 1200 square feet on the main floor and an additional 1088 square feet in the basement (Legal) Non Conforming Suite, there's ample space to accommodate your lifestyle needs. Embracing a south-facing orientation, this home is bathed in natural sunlight throughout the day, creating a warm and inviting atmosphere. The abundance of sunshine not only enhances the aesthetic appeal but also contributes to a cheerful ambiance within. The main floor features two generously sized bedrooms. Meanwhile, the basement houses two additional bedrooms, offering flexibility for various living arrangements. One of the standout features of this property is the replacement of both furnaces in 2014, ensuring efficient heating and comfort during the colder months. Whether you're enjoying cozy evenings indoors or entertaining loved ones, you can rest assured of a comfortable environment year round. Perfectly blending functionality with style, 2822 13 Ave SE presents an excellent opportunity to own a well appointed duplex in a sought after location. Don't miss your chance to experience the convenience and comfort this home has to offer. You will also have the luxury of guaranteed on street "permitted" parking. Upstairs tenant of 13 years has recently moved out and is currently vacant. This is a great

revenue property for a new owner to occupy upstairs and have a mortgage helper downstairs. Minutes to downtown via Memorial Drive, Barlow, Deerfoot and Blackfoot with easy access to wherever you wish to go to.