



2, 705 23 Street
Didsbury, Alberta

MLS # A2304165



\$159,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	569 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.05 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 60
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Calling all first time home buyers, investors/landlords and commuters! This is an excellent opportunity to acquire a very affordable property in the awesome town of Didsbury. Located only 30 min away from Airdrie and 45 min away from Calgary, this creates a perfect opportunity for financially savvy property owners! Your future home is a townhouse unit in a self-managed 4plex with a low condo fee of just \$60/month. Upstairs you will find a living room, a dining room, a kitchen and a 2PC bathroom. Downstairs are 3 bedrooms and a full 4PC bathroom. You won't find anything more affordable that close to Calgary! Make an appointment now! NOTE: Currently occupied by a great tenant who is on a month to month lease and pays \$1,400/month (utilities are included) and wants to stay.