



4704 31 Avenue NE
Calgary, Alberta

MLS # A2304318



\$519,900

Division:	Rundle		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,118 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: Second fridge and stove in lower suite

This suited bungalow represents a great investment and provides incredible cash flow. Rent all three spaces and generate well over \$3,000 per month. The property has a great location being walking distance to all three level of schooling, shopping, and LRT. Begin with the three bedroom main floor unit that features a well sized living area and a two piece en suite. Proceed to the illegal two bedroom lower unit which is also well sized. A common space provides a shared laundry and access to mechanicals. Do not forget the 22x24 heated double car garage. Structurally and mechanically, a very solid property. Do not miss this smart investment!