



107 Mission Road SW  
Calgary, Alberta

MLS # A2316901



**\$494,000**

<b>Division:</b>	Parkhill		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,217 sq.ft.	<b>Age:</b>	1987 (39 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Incredible opportunity to own a centrally located duplex in a highly desirable area. This home features a unique two tiered interior design and an open concept main floor highlighted by beautiful flooring. Offering three generously sized bedrooms and a large primary room. Enjoy private rear access to the double car garage and a spacious patio, perfect for outdoor relaxation and entertaining. With its functional layout, excellent location, and priced well for area, this home represents outstanding value in today's market. Call today!