



GRASSROOTS
REALTY GROUP

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3429 19 Avenue SE
Calgary, Alberta

MLS # A2328241



\$619,000

Division:	Southview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,328 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Carport, Double Garage Detached, Off Street,		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: total 3 stoves and 3 refridgerators

"INVESTOR ALERT" HUGE TRI-PLEX in Southview! Located in this inner-city neighborhood, steps away from shopping, schools, restaurants. This extensively renovated TURN KEY has fantastic income potential with THREE SUITES. 3 bedrooms up, and each lower unit is 1 bedroom. Live upstairs and rent down or rent all three units. Recent renovations include new flooring, new lighting, new kitchen cabinets and appliances, new bathtub and new bedroom windows up. Exterior renovations include newer siding in front, new deck and fencing in the backyard. Fully developed downstairs includes SEPERATE ENTRANCE, shared laundry room and 2 furnaces. Property also includes an oversized DOUBLE GARAGE a parking pad with two off street parking spots. Don't miss this opportunity for an amazing income property and 60' wide lot.