



GRASSROOTS
REALTY GROUP

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217 23 Avenue NE
Calgary, Alberta

MLS # A2333163



\$549,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	1 and Half Storey, Attached-Up/Down		
Size:	1,288 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Excellent inner city LOCATION! Generous size balcony from main floor to south facing back yard and additional off street parking. Low maintenance yard and exterior. Side entrance to illegal suite. Upstairs has a total of 3 bedrooms and two FULL baths including the 4pce ensuite on the upper/loft level HUGE primary bedroom. Downstairs has two bedrooms and a full bath with large windows for ample natural light. Two furnaces! Two hot water tanks! Two sets of laundry facilities! This property is a rare and unique find with huge potential as an investment property or live in one unit and rent the other. The upstairs long term tenant would love to stay and lower level is vacant for anyone who would like a quick possession. Call your fave realtor today for your personal viewing!