

240 30 Avenue NE
Calgary, Alberta

MLS # A2194227



\$575,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	1,140 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating: Forced Air

Floors: Hardwood, Laminate

Roof: Asphalt

Basement: Finished, Full, Suite

Exterior: Stucco

Foundation: Poured Concrete

Features: Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Refrigerator, Stove, Washer & Dryer in Basement Suite

Located across from Tuxedo Park and an expansive green space, this 1/2 duplex offers 2 fully rented legal suites. Upstairs is a self contained unit with 3 bedrooms, 1 full bathroom and laundry. The principal areas of the main floor are well sized including a family sized kitchen, adjacent dining room and large living room with wood burning fireplace. The lower legal suite is also private and self contained with large principal rooms, 2 bedrooms + den/storage, full bathroom and full sized laundry. This property is in an ideal location, with easy access to centre street and 4th street, downtown, the airport and a multitude of amenities, shops and services. Most photos provided are from before tenants resided in the home.