

240 30 Avenue NE
Calgary, Alberta

MLS # A2221946



\$525,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
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: None

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. Current rents are \$1550 up and \$1250 down.