

**Hanney Nelson Real Estate Group** Phone:

403-775-0272

403-775-0272

Fax: Email: Team@hanneynelson.com Royal LePage Mission Real Estate #100 3595 114 Ave SE

Calgary, AB T2Z 3X2

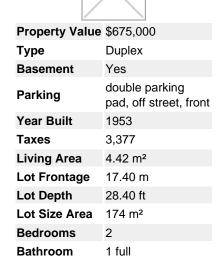


3010 15 Ave SW, Calgary, AB, T3C 0Y6, Canada

MLS®# C3637012

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## Description

Both sides of this well maintained 'Side by Side' duplex are being sold together as one title. Situated on a quiet tree lined street just off 17th Avenue, this desirable inner city location is

minutes from C-Train, park, shops, restaurants, schools and provides easy access to Downtown. Both units provide the same comfortable layout with open plan living/dining room and

separate kitchen on the main. Two good sized bedrooms, master with walk in closet and 4pc family bathroom on the upper floor. Basement includes rec room leading to large

laundry/storage room. Access to large deck from kitchen overlooking quiet treed yard. Recent upgrades include re-finished extensive hardwood flooring, new windows, new laminate

wood floor in basement and recently updated 100 amp elec panel. This property offers excellent rental opportunity or live in one side whist renting the other.











