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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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Property Value	\$675,000
Type	Duplex
Basement	Yes
Parking	double parking pad, off street, front
Year Built	1953
Taxes	3,377
Living Area	4.42 m ²
Lot Frontage	17.40 m
Lot Depth	28.40 ft
Lot Size Area	174 m ²
Bedrooms	2
Bathroom	1 full

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 whilst renting the other.



