

780-832-5880

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110 39 Street SE Calgary, Alberta

MLS # A2253149



\$384,900

Residential/Dunk			
Residential/Duplex			
2 Storey, Attached-Side by Side			
1,124 sq.ft.	Age:	1980 (45 yrs old)	
3	Baths:	1 full / 1 half	
Aggregate, Driveway, Gravel Driveway, Off Street, Parking Pad, Stall, Un			
0.06 Acre			
Back Yard, Landscaped, Rectangular Lot			
	1,124 sq.ft. 3 Aggregate, Drive 0.06 Acre	1,124 sq.ft. Age: 3 Baths: Aggregate, Driveway, Gravel D 0.06 Acre	1,124 sq.ft. Age: 1980 (45 yrs old) 3 Baths: 1 full / 1 half Aggregate, Driveway, Gravel Driveway, Off Street, Parking Pad, Stall, 0.06 Acre

Heating:	Floor Furnace, Natural Gas	Water:	-	
Floors:	Carpet, Laminate, Linoleum	Sewer:	-	
Roof:	Asphalt Shingle	Condo Fee:	-	
Basement:	Full	LLD:	-	
Exterior:	Aluminum Siding , Brick, Concrete	Zoning:	R-2A	
Foundation:	Poured Concrete	Utilities:	-	
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Laminate Counters, No Animal Home, No Smoking Home, Storage			

Inclusions: none

A remarkable spacious home that has been priced to accommodate some TLC to convert more living spaces. Currently self managerd with great Cash flow with shared living spaces for four adults sharing the Kitchen, the Living room and two bathroom, two basement storage spaces maybe updated to create more rental spaces for the right Owner manager.