

2413 146 Avenue SE
Calgary, Alberta

MLS # A2275669



\$350,000

Division:	Deer Run		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,469 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Soaking Tub, Storage		

Inclusions: Property will be "as-is" and any appliances are not warranted or guaranteed.

INCREDIBLE LOCATION with nature at your doorstep…steps to the STUNNING Fish Creek Park, Deer Run School, community center, playgrounds and minutes to an array of amenities at the Deer Valley Shopping Center. This property presents a fantastic opportunity and is ready for a full renovation with your personal touch. Offering a large, functional floorplan with 1,469 SF of living space, 3 bedrooms and 2.5 bathrooms, a fully fenced backyard with deck and a single attached garage - the bones are here to transform this space into a beautiful home. The main floor features a spacious kitchen, dining area, 2 piece bathroom and living room with cozy gas fireplace and patio door access to the deck and sunny SOUTH facing backyard. Upstairs you will find the over-sized primary bedroom with private balcony and 4 piece ensuite, 2 additional bedrooms which share a 4 piece bathroom. The unfinished basement awaits future development with room for a family room, home gym or play area for the kids! Do not miss out - call your Realtor today!