

110 Tuscany Ravine Bay NW  
Calgary, Alberta

MLS # A2276637

**\$649,000**



<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

INVESTOR or HANDMAN ALERT!!!!!! Priced \$100,000 below average homes of similar size in the area. This home features 1828sf above grade and 916sf of basement development, with 3 bedrooms up, 2 bedrooms in the basement and a main floor den. This fully developed, two storey home is in various stages of UNFINISHED renovations and upgrades. This home will appeal to an investor or handman that has the skills to COMPLETELY RENOVATE this home to bring it back to show home condition inside and out. A homeowner handman can build equity in the home and an investor has the opportunity to turn a profit. Call for more detailed information about the current condition of the home. Located on a quiet cul-de-sac and steps away from extensive pathway network connecting to the 170-acre ravine system. The highly desirable community of Tuscany features the exclusive Tuscany Club, the Tuscany Market (grocery, coffee, pub, daycare, and more) and is a short drive or transit ride to Crowfoot Centre. School-aged children have access to Tuscany School (French Immersion), Eric Harvie School, Twelve Mile Coulee Middle School, and Bowness High School. Don't miss out on this rare opportunity in Tuscany!