

\$434,900 - 1709 50 Street Se, Calgary

MLS® #A2115014

\$434,900

4 Bedroom, 2.00 Bathroom, 837 sqft

Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

GREAT OPPORTUNITY!! Calling to investors or first time buyers. This type of property doesn't come up often. This roomy half duplex comes with an illegal basement suite. The property is just steps away from 17th Ave, restaurants, shopping, transit, schools, parks... It is also close proximity of majors roads to make it easy to get around the city. The upper level is well designed with 2 good size bedrooms, kitchen area with a good amount of cabinets, dinning area and a large living space. There is a patio door in the living room leading to a very large deck. The basement illegal suite also offers 2 bedrooms, full bathroom, kitchen and a good size living/eating area. The washer and dryer are located in the utility/furnace room which also has storage space. The back yard is fully fenced for privacy and have a garden shed for extra storage. Behind that solid newer fence, there are 2 parking stalls in the back lane. This gem house has been well maintained, is very bright and comfortable. Please book your showing soon so you don't miss out!!

Built in 1970

Essential Information

MLS® #	A2115014
Price	\$434,900
Sold Price	\$438,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.07
Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	1709 50 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1S7

Amenities

Parking Spaces	2
Parking	Alley Access, On Street, Parking Pad, Rear Drive

Interior

Interior Features	No Smoking Home, Separate Entrance, Storage
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Private, Treed
Roof	Tar/Gravel
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
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Date Sold	March 30th, 2024
Days on Market	15
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office City Homes Realty

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