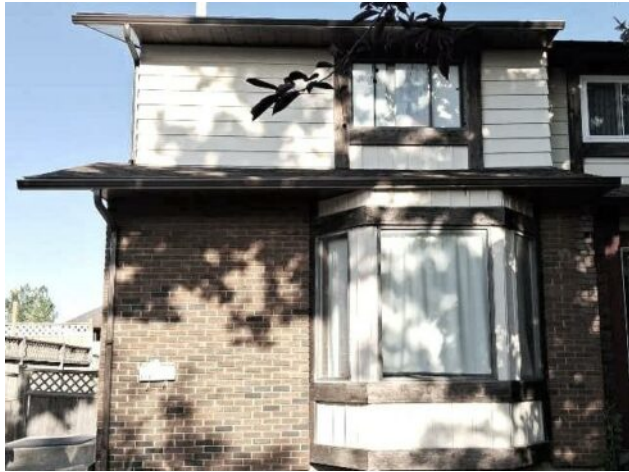


110 39 Street SE
Calgary, Alberta

MLS # A2253149



\$409,900

Division:	Forest Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,124 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Aggregate, Driveway, Gravel Driveway, Off Street, Parking Pad, Stall, Unassigned		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	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 managed 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.