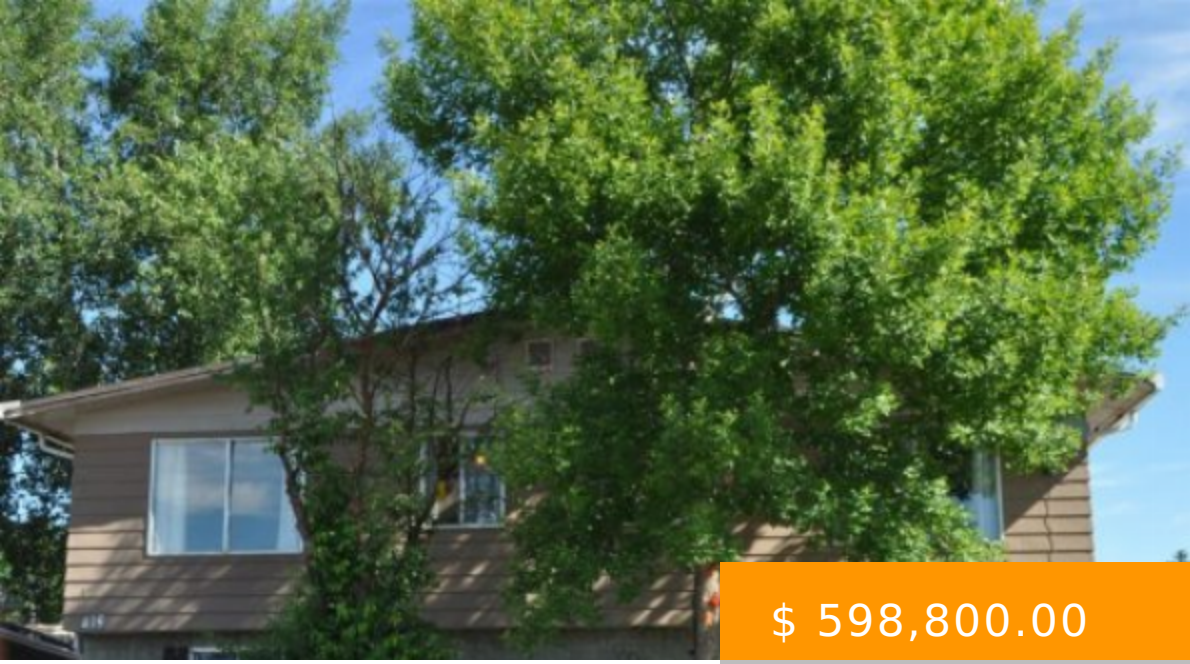


$ 598,800.00

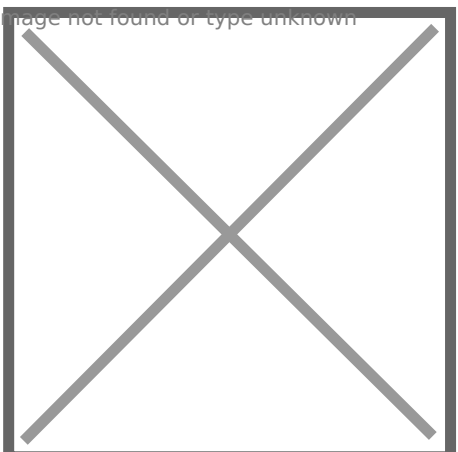
420 60 AVENUE NE CALGARY

https://paulbrinton.com

- 3 beds
- 2 baths
- Duplex
- Residential
- Active

Opportunity KNOCKS!!! Solid. side by side duplex, single title. New tar & gravel roofing fall of 2021. Long term tenants, monthly income over $3,500 seller pays utilities. Both sides have two bedrooms up and one down. Total square footage is for both sides. Room measurements are for 420 - 418...

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BASIC FACTS

Style: Bi-Level, Side by Side

MLS ® #: A1196175

Type: Duplex

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2022-04-20 19:23:03

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 04/19/22

Lot size: 7901 sq ft

Year built: 1971

Parking: Off Street, Parking Pad, Unpaved

PROPERTY FEATURES

Total Parking: 4

Community Features: Park,Schools Nearby,Playground,Pool,Sidewalks,Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: See Remarks

Roof Type: Tar/Gravel

Flooring: Carpet,Hardwood,Linoleum

Exterior Features: None

District: CAL Zone N

Inclusions: 4 stoves, 4 fridges, 1 hood fan, 2 coin operated washers, 1 coin operated dryer, 1 dryer, 3 storage sheds

Lot Features: Back Lane,Back Yard,Flag Lot

Heating Type: Forced Air,Natural Gas

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: In Basement

Levels: Bi-Level

Zoning: R-C2

Transaction Type: For Sale

Photo Count: 25

Unit Exposure: S

Suite: No

Frontage Metres: 19.89M 65`3"

Living Area SF: 1486.51

Structure Type: Duplex

Outbuildings: None

List Price Square Foot: $ 402.82

Rooms Above Grade: 5

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: See Remarks

Subdivision Name: Thorncliffe

Lot Size Acres: 0.18

Restrictions: None Known