

**44 Red Embers Manor NE  
Calgary, Alberta**

**MLS # A2166339**



**\$650,000**

<b>Division:</b>	Redstone		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,635 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Rectangular Lot		

<b>Heating:</b>	Baseboard, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

Legally suited half duplex provides an incredible investment opportunity. This property is a proven buy and hold turnkey property for any investor. Two storey upper level with 3 BRs/2.5baths and 1 bedroom legal basement suite is spacious, comfortable and desirable! Finished with quartz counters throughout, soft close kitchen hardware, 9' ceilings, LED pot lights, vinyl and ceramic flooring, blinds included, upgraded s/s appliances and 2 laundry sets. Double detached garage and a corner lot provides ample parking.