

61 Red Embers Place NE
Calgary, Alberta

MLS # A2177078



\$650,000

Division:	Redstone		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,612 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Pie Shaped Lot		

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

Inclusions: none

Legally suited half duplex on a large pie shaped lot provides an incredible investment opportunity! This property is a proven buy and hold turnkey property for any investor or would work as a live up rent down primary home. 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 pie shaped lot provides ample parking and yard space..