

**2713 Canmore Road NW**  
**Calgary, Alberta**

**MLS # A2278776**



**\$679,000**

<b>Division:</b>	Banff Trail		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	997 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Environmental Reserve, Front Yard, Landscaped, Level, Rectang		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, High Ceilings, Skylight(s)		

**Inclusions:** Garage Opener c/w 1 Remote

**\*\*Reduced.\*\*Investor Alert.** What a fantastic location overlooking Confederation Park with glimpses of Nose Hill as well. Confederation Park has beautiful walking paths, nearby Golf Course, Playgrounds, Kiddie-Pools and of course the peaceful location away from the city traffic. You could use this property as a rental as it lends itself to students attending the U of C or even those who work downtown. Property has always been rented there's never been a problem getting good tenants. If you don't want to be a landlord, this would be great property to use as your permanent home where you can enjoy the solitude and convenience of the neighborhood. Great access to Downtown, Shopping, Transportation, Schools and the feeder streets to get you to the mountains on the weekends. Also walking distance to McMahon Stadium to cheer on your home-town Stampeders in the Summer. This is a backsplit Half Duplex property with 2 Bedrooms up and 2 Down. There are nice open Beam ceilings upstairs which gives an expansive feel for the Livingroom, Kitchen and Dining Room. You can also enjoy the corner Wood Burning Fireplace on those cooler evenings. Downstairs there is a large Rec Room with a 3 piece bath nearby as well as a separate Laundry room with some storage space. Outside there is a small grassed yard and small portable deck. There is also a double garage with one half being titled to your property while the other half belongs to the adjoining half duplex. Built with all permits and building codes and appears on the RPR. Not many of the park-front properties come on the market very often. Come and see the views for yourself.