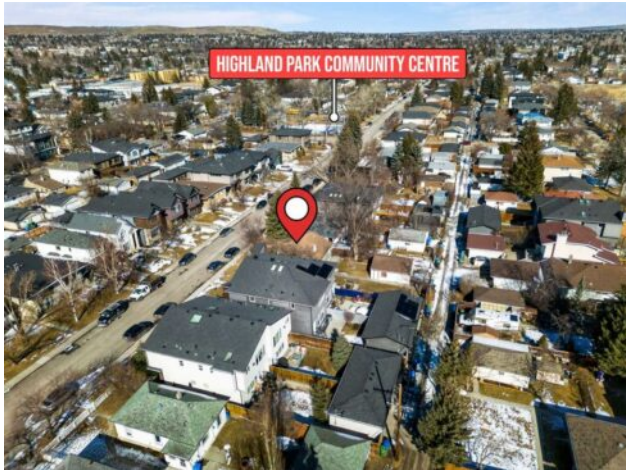


3518 1 Street NW
Calgary, Alberta

MLS # A2290297



\$725,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,034 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Close to Clubhouse, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: n/a

Yes, you, come check this out! An exceptional investment opportunity located in the community of Highland Park. This mid-century character home sits on a full-sized 6000 sq.ft. inner-city lot and features unique architectural details, such as its signature arches. The main level offers over 1,000 square feet of living space, including an extended entryway with ample storage, a spacious living room, and a large kitchen with direct access to a wrap-around side deck. This level is completed by two well-sized bedrooms and a four-piece bathroom. Need a helping hand for the mortgage payment? A highlight of this property is the legal one-bedroom basement suite, which provides excellent potential for rental income. The legal suite includes a separate rear entrance, an open living area, a galley kitchen, a three-piece bathroom, and a bedroom large enough to accommodate a king-sized bed. The property is ideally situated steps away from public transit and an active community hub, with convenient access to Deerfoot Trail. Given the combination of the legal suite and the growth potential of the full-sized lot, this is a versatile opportunity for any savvy buyer. Contact your favourite Realtor for a viewing!