

133 Red Embers Place NE
Calgary, Alberta

MLS # A2177516



\$670,000

Division:	Redstone		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,555 sq.ft.	Age:	2019 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Baseboard, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-2M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: n/a

Attention Savvy Investors and Homebuyers! This legally-suited half duplex offers flexible income potential. Rent both suites for maximum return or take advantage of a mortgage helper with a live-up/rent-down option. The two-storey upper unit has 3 bedrooms, 2.5 bathrooms and convenient upstairs laundry. Designed with an open-concept layout, the living, dining, and kitchen areas feature 9-foot ceilings, a stylish grey and white palette, and durable LVP flooring. The modern kitchen is complete with full-height cabinetry, quartz countertops, stainless steel appliances, ample storage, a functional island, and timeless backsplash. The legal basement suite has a private entrance and includes a large bedroom, full kitchen, comfortable living area, egress windows, LVP flooring, and in-suite laundry. The double detached garage offers plenty of parking and storage, perfect for families with multiple vehicles. Situated on a fully fenced, spacious corner lot, this property is in a desirable neighborhood within walking distance to shopping, parks, playgrounds, a future school site, and public transit. Don't miss this versatile investment and lifestyle opportunity!