



**Tao Guo**  
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**Calgary/Bowness**

**4649 70 ST NW**

**\$480,000**

Detached

- Style:** Bungalow
- Bedrooms:** Above: 2 / Ttl: 2
- Bathrooms:** Full: 1
- Rooms Above:** 4
- Floor Area:** 143 SqM / 1,537 SF
- Year Built:** 1956
- Taxes:** \$2,592 / 2013
- Possession:** Immediate



**INVESTORS ALERT!!!** Both units 4647 and 4649 are sold together on 1 title. It is currently not sub-divided. Sub-division would need to be applied through the city. Corner, over-sized lot side-by-side duplex can provide as an investment opportunity to rent both sides or redeveloped. Both units has 2 bedrooms and a 4 pc bath, each with separate washer/dryer. 2 furnaces, 2 hot water tanks and separate meters for each unit. The unit 4647 has a partially finished basement with a potential bedroom and bathroom. The backyard is large enough to accommodate another garage or RV parking but still has plenty of space left for the fire pit and garden bed . This is a perfect location, close to COP, Foothills and Children's Hospital and walking distance to the Bow River. Don't miss your opportunity on this great investment property.

- Goods Included:** Dryer-Two, Refrigerator, Stoves-Two, Washers-Two
- Features:** Fire Pit, Handyman Special
- Parking:** Enclosed: 2 Total: 2 Double Garage Detached

