



**Tao Guo**  
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**Calgary/Rosscarrock**

**1420 44 ST SW**

**\$600,000**

Detached

- Style:** Bi-Level
- Bedrooms:** Above: 3 / Ttl: 6
- Bathrooms:** Full: 2
- Rooms Above:** 5
- Floor Area:** 108 SqM / 1,165 SF
- Year Built:** 1962
- Taxes:** \$3,239 / 2015
- Possession:** 90 Days negotiable



Great investment opportunity! Rent out until you're ready to build or live up ,rent down, either way this is a prime location ,walking distance to C-Train, parks, shopping and schools in an area increasingly regenerating with new infill homes. Legal non conforming up/down suites, each with it's own furnace and electrical panel.Both with three good sized bedrooms, spacious living / dining rooms and large kitchens with eating areas and family bathrooms. Each suite has it's own front and back entrances and in suite laundries. Most windows have been replaced and units are well maintained and move in ready. Don't miss this one! RMS 1180.45 for upper , 1049.53 for lower unit



- Goods Included:** Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer
- Features:** Windows - Vinyl
- Parking:** Enclosed: 2 Total: 2 Double Garage Detached

