

**728 & 728A 54 Avenue SW
Calgary, Alberta**

MLS # A2155925



\$1,100,000

Division:	Windsor Park		
Type:	Residential/Duplex		
Style:	4 Level Split, Side by Side		
Size:	2,004 sq.ft.	Age:	1962 (62 yrs old)
Beds:	7	Baths:	4
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Open Floorplan, Storage, Vaulted Ceiling(s)		

Inclusions: None

This full duplex sits on a 53' x 120' lot offering two deceivingly spacious 4-level split dwellings. Both sides feature stunning vaulted open beam ceilings on the main level. Charming wood-burning fireplaces and plenty of natural light thanks to the dual skylights on the main floor. The West side (728A) had extensive renovations completed a few years back that include an updated kitchen, 5-piece bathroom, lighting, vinyl plank flooring, paint & window coverings. This side provides three bedrooms: 2 on the upper level + 1 on the lower level as well as 2 Full bathrooms; 5-piece on the main floor + 4-piece in the basement. The east side dwelling (728) has FOUR bedrooms (2 up + 2 down) plus 2 full bathrooms (5-piece on the main floor + 4-piece in the basement). The prime location close to transit and amenities makes this property attractive to buyers and tenants alike. Private fenced backyards and partitioned double car garage give both sides their own space. Other recent upgrades include the shingles and windows. This property needs to be seen to truly appreciate the character and features this well-maintained duplex has to offer.