



5pc Ensuite bath  
3pc Bathroom  
Laundry

Second  
Second  
Second

0`0" x 0`0"  
0`0" x 0`0"  
0`0" x 0`0"

Bedroom  
Bedroom  
Bonus Room

Second  
Second  
Second

10`8" x 11`0"  
10`0" x 10`3"  
17`11" x 14`0"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

Zoning:  
R-3

231 0531

Remarks

Pub Rmks:

**Nestled within the charming community of South Shore awaits a remarkable opportunity to call the Prentiss duplex your own. Boasting over 1,800 square feet of well-designed living space, this home offers a perfect blend of comfort and modern living. Step inside to find a thoughtfully designed interior featuring three bedrooms and 2.5 bathrooms, providing ample space for you and your loved ones to thrive. The kitchen is a culinary delight, equipped with chimney hood-fan stainless steel appliances that effortlessly marry style and functionality. Beyond the confines of your home lies the allure of the South Shore community itself. Take leisurely strolls to the nearby Lake, accessible through the path just behind your backyard, and immerse yourself in the tranquility of nature. For your convenience, local amenities and shopping centers are just a short 5-minute drive away, while downtown Calgary beckons with its vibrant offerings, only 15 minutes from your doorstep. Unwind in the spacious living area or retreat to the comfort of the luxurious bedrooms, each thoughtfully appointed to ensure your utmost relaxation. Laundry chores are made easy with the inclusion of a washer and dryer, while the attached two-car garage provides both convenience and security. Looking to personalize your space? The unfinished basement offers endless possibilities for customization, allowing you to transform it into the ultimate entertainment hub or a peaceful retreat, tailored to your unique lifestyle. Don't miss out on the chance to make this exceptional duplex your own. Contact your agent to schedule a viewing and embark on the journey to finding your perfect home in South Shore. Your dream lifestyle await**

Inclusions:  
Property Listed By:

Chimney hood-fan  
KIC Realty

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





