

# \$649,900 - 2444 John Street, Halifax

MLS® #202512660

**\$649,900**

0 Bedroom, 0.00 Bathroom,  
Multi-family on 0.04 Acres

Halifax, Halifax, Nova Scotia

Welcome to 2444 John Street, nestled in the heart of Halifax, this well-maintained duplex offers the perfect blend of character, comfort, and convenience. Featuring a spacious 2 bedroom, 1 bathroom unit as well as a 3 bedroom, 1 bathroom upper unit, this property is ideal for investors or those looking to live in one unit while generating rental income from the other. The upper-level unit boasts a traditional layout with two bedrooms, a full bath, a bright living room, a dedicated dining room, and a functional kitchen - perfect for comfortable family living. The lower-level unit features a thoughtfully designed open-concept kitchen with a cozy dining nook, a welcoming living area, two bedrooms, and a full bathroom, making it ideal for tenants or extended family. Recent upgrades include a new rolled roof (structural and membrane) and an efficient, upgraded gas boiler for reliable and cost-effective heating. The private backyard has been prepped for seeding, offering a great opportunity to create your own urban garden or outdoor oasis. Located steps from some of Halifax's most beloved local spots like Luke's Small Goods, The Brown Hound Pub, Hospitals, The Halifax Commons, and a variety of grocery stores, caf  s, and shops, this property offers unbeatable walkability and access to city life. Whether you're looking for a smart investment or a place to call home with income potential, this duplex checks all the boxes. Don't miss your chance to own a property in one of Halifax's most desirable



neighbourhoods! (id:6289)

## Essential Information

Listing #	202512660
Price	\$649,900
Bathrooms	0.00
Acres	0.04
Type	Multi-family
Sub-Type	Freehold

## Community Information

Address	2444 John Street
Subdivision	Halifax
City	Halifax
Province	Nova Scotia
Postal Code	B3K4K7

## Amenities

Amenities	Golf Course, Park, Playground, Public Transit, Shopping, Place of Worship, Beach
Parking	None

## Interior

Appliances	Oven, Stove, Dishwasher, Dryer, Washer, Refrigerator
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## Exterior

Exterior	Vinyl
Foundation	Concrete Perimeter

## Listing Details

Listing Office	The Agency Real Estate Brokerage
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