

\$624,900 - 97 Amaranth Crescent, Halifax

MLS® #202526829

\$624,900

3 Bedroom, 2.00 Bathroom, 2,100 sqft

Single Family on 0.14 Acres

Halifax, Halifax, Nova Scotia

Time to take advantage of a fantastic opportunity a fully legal duplex with a built-in mortgage helper! The lower-level tenant will offset your payments by \$1,900 per month (plus tenant pays their own power!), giving you the flexibility to invest in your future while keeping your monthly costs manageable. At a purchase price of \$625,000, the tenant pays the majority of your mortgage a smart and affordable way to step into homeownership and real estate investment at the same time. This property features a spacious three-bedroom main unit upstairs and a two-bedroom suite downstairs, each with thoughtful layouts and plenty of natural light. Live in one unit while the other helps pay your mortgage, or rent out both for a strong income stream the choice is yours. Welcome to the first step in your real estate investment journey smart, sustainable, and full of potential. Located just minutes from downtown Dartmouth and Halifax, Cole Harbour is one of Nova Scotias most desirable and family-friendly communities. Known for its beautiful parks, trails, excellent schools, and welcoming atmosphere, it offers the perfect balance of suburban comfort and urban convenience. Cole Harbour also holds a special place in Canadian hockey history its the hometown of Sidney Crosby, one of the greatest players in NHL history, as well as Nathan MacKinnon, both Stanley Cup champions. The local Cole Harbour Place recreation complex is a community hub and a



proud part of that hockey legacy, inspiring the next generation of athletes. Living here means becoming part of a community that celebrates excellence, teamwork, and pride both on and off the ice. (id:6289)

Built in 1975

Essential Information

Listing #	202526829
Price	\$624,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	2,100
Acres	0.14
Year Built	1975
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	97 Amaranth Crescent
Subdivision	Halifax
City	Halifax
Province	Nova Scotia
Postal Code	B2W4C1

Amenities

Amenities	Golf Course, Park, Playground, Public Transit, Shopping, Place of Worship
Parking	Paved Yard

Interior

Appliances	Stove, Dryer, Washer, Freezer, Microwave, Refrigerator, Central Vacuum - Roughed In
Cooling	Wall unit, Heat Pump
# of Stories	1

Exterior

Exterior	Vinyl
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX Nova



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