

\$1,225,000 - 1923 9a Avenue Ne, Calgary

MLS® #A2263680

\$1,225,000

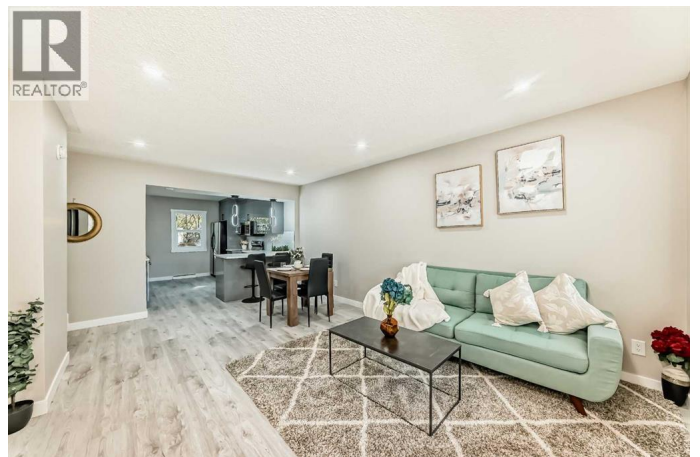
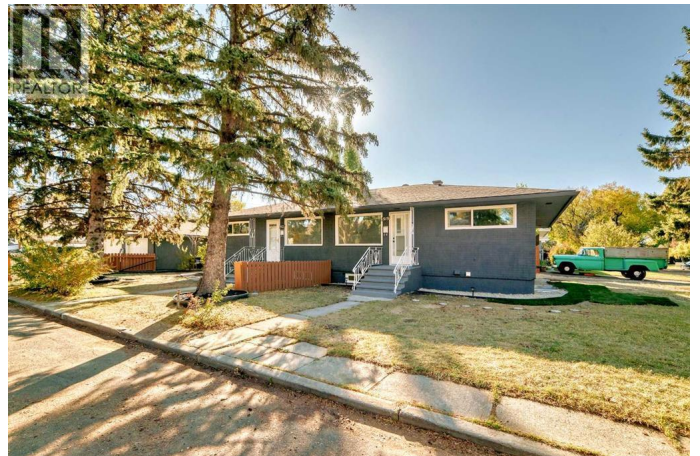
7 Bedroom, 4.00 Bathroom, 1,669 sqft

Multi-family on 0.14 Acres

Mayland Heights, Calgary, Alberta

Investor Alert! Fully Renovated Side-by-Side Duplex with Legal Basement Suites on a Prime Corner Lot in Mayland Heights offers excellent potential for generating four separate income-producing units. Each side of this extensively renovated duplex features 2 good size Bedrooms up, large Livingroom with plenty of natural light, fresh paint, new flooring, new kitchen cabinets, quartz counter tops and an island, new lighting, in-suite laundry, new bathrooms with a soaker tub and new windows.

The fully renovated basement suites have a separate entrances and feature 2 bedrooms, and a fully renovated bathroom, Large windows – ideal for tenants or multi-generational living. plus a great common area and a gas line hook up. Three generous size garages provide ample parking and storage with plenty of on street parking for visitors. New roof and eaves on both the home and garage (2013) New furnaces (unit 1919 in 2018 and 2025 Unit 1923 in 2010 and 2025) On-demand hot water system in unit 1919 (2018) Upgraded electrical panels on unit 1919 and 1923 to 100 amp service Conveniently located near shopping, schools, transit, and other essential amenities, this property is a rare find – duplex under one title loaded with revenue potential. With legal suites and separate basement entrances, this property is perfectly designed for investors looking to maximize rental income.



Don't miss out on this unique investment opportunity!

Schedule your private viewing today and explore all the possibilities that this great property has to offer!! (id:6289)

Built in 1959

Essential Information

| | |
|----------------|--------------|
| Listing # | A2263680 |
| Price | \$1,225,000 |
| Bedrooms | 7 |
| Bathrooms | 4.00 |
| Square Footage | 1,669 |
| Acres | 0.14 |
| Year Built | 1959 |
| Type | Multi-family |
| Sub-Type | Freehold |
| Style | Bungalow |

Community Information

| | |
|-------------|-------------------|
| Address | 1923 9a Avenue Ne |
| Subdivision | Mayland Heights |
| City | Calgary |
| Province | Alberta |
| Postal Code | T2E0W6 |

Amenities

| | |
|----------------|---|
| Amenities | Playground, Schools, Shopping |
| Features | Back lane, PVC window, No Animal Home, No Smoking Home, Level |
| Parking Spaces | 5 |
| Parking | Detached Garage |
| # of Garages | 3 |

Interior

| | |
|------------|--|
| Appliances | Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, |
|------------|--|

| | |
|--------------|---|
| | Garage door opener, Washer & Dryer, Water Heater - Tankless |
| Heating | Natural gas Forced air |
| Cooling | None |
| # of Stories | 1 |
| Has Basement | Yes |
| Basement | Separate entrance, Suite |

Exterior

| | |
|-------------------|-----------------|
| Exterior | Brick, Concrete |
| Exterior Features | Lawn |
| Construction | Poured concrete |
| Foundation | Poured Concrete |

Listing Details

Listing Office RE/MAX House of Real Estate



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