



1807 33 Avenue Calgary Alberta

\$899,900

Prime development opportunity or revenue property in Marda Loop! Discover the potential of 1807 33 Ave SW, a prime development lot or long-term holding property in the heart of Marda Loop. Whether you're an investor looking for a great revenue property or seeking a prime spot for redevelopment, this is the opportunity you've been waiting for! This property features a lot size of 15.2x38.1 with potential for city views, refurbished for revenue with new appliances, updated kitchens, lighting, baths, and carpet. There are three illegal-suites with separate entrances for the main floor, upper floor, and basement, each equipped with a 4-piece bath. The basement is currently configured as a commercial kitchen. Enjoy the convenience of a common laundry area and parking access for 3 cars behind the south-facing backyard. The current seller, living on the main floor, is open to renting back the property for up to one year, providing immediate rental income. This property offers flexibility for both short-term revenue generation and long-term development plans. Situated in the vibrant and highly sought-after Marda Loop, this property offers great access to transit, parks, shopping, and the downtown core. Don't miss out on this exceptional opportunity to invest in a prime inner-city location. Whether you're looking to generate revenue or redevelop, 1807 33 Ave SW is a must-see! Contact us today to schedule a viewing and explore the possibilities. (id:6769)

Recreational, Games room 25.50 Ft x 11.50 Ft
 Bedroom 13.17 Ft x 14.33 Ft
 Other 10.33 Ft x 12.42 Ft
 Kitchen 12.25 Ft x 8.83 Ft
 Other 16.75 Ft x 12.83 Ft
 4pc Bathroom 6.17 Ft x 9.33 Ft
 Furnace 7.50 Ft x 6.75 Ft
 Other 25.33 Ft x 9.17 Ft
 Other 12.00 Ft x 8.50 Ft
 Living room 13.92 Ft x 14.83 Ft

Dining room 15.25 Ft x 11.33 Ft
 Kitchen 13.42 Ft x 13.00 Ft
 Other 9.33 Ft x 9.92 Ft
 Primary Bedroom 13.67 Ft x 14.58 Ft
 4pc Bathroom 7.83 Ft x 6.08 Ft
 Bedroom 11.50 Ft x 10.58 Ft
 Kitchen 14.42 Ft x 12.33 Ft
 Living room 11.58 Ft x 12.33 Ft
 Bedroom 10.42 Ft x 14.33 Ft

Listing Presented By:



Originally Listed by:
 eXp Realty

<http://www.thehowardteam.net/>



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