



405407 28 Avenue Calgary Alberta

\$1,349,999

Welcome to 405 and 407 28 Ave NE, a lucrative side-by-side single title duplex featuring separate entrances for each side, totaling four doors—one for upstairs and one for the basement on each side. This unique setup includes two illegal basement suites, offering the potential to accommodate up to four rental groups, yielding \$8,000 per month in income. Currently, all units are rented out, presenting an excellent investment prospect. Situated within walking distance to schools, shopping, parks, and The Winston Golf Club, this property ensures convenience for tenants. Moreover, its proximity to transit facilitates commuting, while being just minutes away from downtown, YYC airport, UofC, SAIT, and Foothills Hospital. Don't miss this chance to capitalize on both immediate returns and future growth potential in Calgary's real estate market. *Viewings available to conditional offer only to minimize disturbance to tenants. (id:6769)

Living room 15.67 Ft x 23.17 Ft

Kitchen 11.33 Ft x 13.75 Ft

Laundry room 11.00 Ft x 8.50 Ft

Furnace 4.08 Ft x 8.83 Ft

4pc Bathroom 8.83 Ft x 5.67 Ft

Bedroom 7.33 Ft x 12.08 Ft

Bedroom 10.67 Ft x 10.08 Ft

Primary Bedroom 8.83 Ft x 15.50 Ft

Living room 15.67 Ft x 23.17 Ft

Kitchen 11.33 Ft x 13.75 Ft

Laundry room 11.00 Ft x 8.50 Ft

Furnace 4.08 Ft x 8.83 Ft

4pc Bathroom 8.83 Ft x 5.67 Ft

Bedroom 7.33 Ft x 12.08 Ft

Bedroom 10.67 Ft x 10.08 Ft

Primary Bedroom 8.83 Ft x 15.50 Ft

Living room 16.92 Ft x 14.08 Ft

Dining room 8.83 Ft x 14.67 Ft

Kitchen 12.33 Ft x 11.33 Ft

Listing Presented By:



Originally Listed by:

Century 21 Bravo Realty



See

Mirror

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