



## 4216 40 Street Calgary Alberta

\$888,800

INVESTOR ALERT!! WALKING DISTANCE TO THE U of C & Market Mall, quick access to the Foothills Hospital, this 3-bedroom up + 2-bedroom ILLEGAL suite down with separate exterior access is already fully leased and is looking for a lucky Landlord / Owner to step in, assume the leases and collect rents! With over 2,300 sqft. of living space, this property has been upgraded to make sure there is as low of maintenance as possible! Exterior Brick is impeccable, great curb appeal to go with the neighborhood, new windows, new front door, High Efficiency Furnace, New Water Tank, upgraded Electrical Panel with lots of space for more, if necessary. The Sewer Line has been repaired; the home has been asbestos tested showing no asbestos. The 3-bedroom upper unit has laminate flooring and tile flooring, easy to keep clean, with a new kitchen including new appliance package, cabinetry, countertops including a peninsula with room for stools and a breakfast nook! There is in-suite laundry in each unit, so a set of Washer / Dryer per unit, bathrooms also upgraded! Great sliding 10ft patio doors shed nice light if eventually, you want to live up, and have the rental income down cover the mortgage. All spacious bedrooms, great Living Room with fireplace, open to the large Dining Room. Access the Lower illegal suite from the exterior, also with 2 large bedrooms, a full kitchen with loads of cabinetry, full bathroom and lots of storage!! Easy to clean flooring also in place down! Single garage adds to the property, with parking access or extra storage space for the owner, depends on the new owner's needs - could be rented separately!! (id:6769)

Eat in kitchen 15.17 Ft x 14.75 Ft

Family room 11.75 Ft x 11.25 Ft

Furnace 11.25 Ft x 4.67 Ft

Storage 11.67 Ft x 11.50 Ft

Bedroom 12.00 Ft x 11.17 Ft

Bedroom 11.67 Ft x 11.17 Ft

3pc Bathroom 11.50 Ft x 5.00 Ft

Kitchen 15.00 Ft x 9.00 Ft

Living room 19.00 Ft x 11.83 Ft

Foyer 11.25 Ft x 4.25 Ft

Laundry room 6.33 Ft x 3.00 Ft

Primary Bedroom 12.08 Ft x 10.33 Ft

Bedroom 12.25 Ft x 9.00 Ft

Bedroom 9.67 Ft x 9.42 Ft

4pc Bathroom 9.00 Ft x 9.42 Ft

2pc Bathroom 4.67 Ft x 4.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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