



# 1411 1 Avenue Calgary Alberta

\$775,000

Back on the Market!!! Discover investment potential and classic charm with this multi-unit home situated at 1411 1 Ave NW, Calgary. Ideal for investors, this property features three distinct living spaces, currently hosting tenants, providing a steady rental income .. main floor tenant vacants June 30th and new owner can move in and have rental incomes as Mortgage Helper!! . Nestled on a 29'x125' lot with multi-residential zoning (M-CG d72), this home overlooks a serene park and is mere steps away from the vibrant heart of the city. This unique residence welcomes you with a quaint front porch and a sun-drenched sunroom, perfect for relaxing. The main entrance leads to a shared common area that branches into a main floor living space and an upper illegal suite. The main floor is adorned with hardwood floors, high ceilings, and includes a large living room, good -sized entertaining dining area, kitchen, a 4pc bath, and one large bright bedroom. Experience the charm of old-world architecture blended with modern comforts. The upper illegal suite offers stunning downtown views, a kitchen, a spacious family room, two bedrooms, and a full bathroom, maximizing both comfort and style. Additionally, a recently renovated one-bedroom basement illegal suite, accessible via a side entrance, adds further value and flexibility to this property .Home features newer high energy furnace and shingles were repalced during Covid .Convenience is key with lane access and a parking pad included. Long term tenants would like to stay with the new owners. Main floor tenant is leaving June 30th can then be owner occupied or new tenant could pay \$2000.. Upper level rent is is \$1056 and will increase Aug 01 2024 to \$1232 (upstairs), \$1100 (basement), \$300 (parking pad) is rented separately per month. Located on one of Calgary's most desirable streets, you are just a short walk from shops, res...

Bedroom 10.17 Ft x 10.33 Ft

Bedroom 7.33 Ft x 7.92 Ft

Other 6.83 Ft x 9.42 Ft

Dining room 9.92 Ft x 10.17 Ft

Family room 11.42 Ft x 14.25 Ft

4pc Bathroom .00 Ft x .00 Ft

Furnace 6.00 Ft x 6.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Other 4.50 Ft x 6.58 Ft

Kitchen 8.50 Ft x 10.33 Ft

Dining room 10.08 Ft x 10.25 Ft

Living room 12.92 Ft x 15.75 Ft

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

Listing Presented By:



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RE/MAX Landan Real Estate

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Bedroom 9.75 Ft x 9.75 Ft

Other 13.92 Ft x 14.17 Ft

Other 8.25 Ft x 9.00 Ft

Primary Bedroom 11.25 Ft x 11.33 Ft

Laundry room 2.00 Ft x 4.58 Ft

4pc Bathroom .00 Ft x .00 Ft