



## 2024 45 Street Calgary Alberta

\$660,000

5 bedrooms 3 bathrooms 3 kitchens ! 3 separate apartments ! Incredible opportunity to own a cash-flowing property in the heart of Dover! This fully developed bungalow sits on a rare double lot and features THREE separate living units, including a LEGAL city-approved laneway suite, an updated 3-bedroom main floor, and an illegal 1-bedroom basement suite. The newly updated main floor showcases new bathroom and kitchen, vinyl laminate flooring, with charming hardwood in the bedrooms. Downstairs, the private, separate entrance 1 bedroom basement suite includes a cozy fireplace, a granite countertop in the kitchenette and a brand-new bathroom. The laneway suite is fully registered and offers modern finishes, granite surfaces, a private entrance, and its own address with the city. With large front and rear decks, loads of natural light, and direct access to a beautiful park, this home offers unbeatable comfort and investment potential. Steps to International Avenue with endless amenities, this move-in-ready property brings in over \$3,500/month and is perfect for multi-generational living, investors, or homeowners looking for passive income. Don't miss out--book your showing today! (id:6769)

Laundry room 15.67 Ft x 3.58 Ft  
Other 11.00 Ft x 7.17 Ft  
3pc Bathroom 5.00 Ft x 8.33 Ft  
Storage 4.83 Ft x 3.75 Ft  
Living room 17.83 Ft x 10.75 Ft  
Dining room 7.58 Ft x 10.75 Ft  
Other 4.00 Ft x 3.50 Ft

Primary Bedroom 9.17 Ft x 14.33 Ft  
Kitchen 15.92 Ft x 8.25 Ft  
Bedroom 8.00 Ft x 11.83 Ft  
3pc Bathroom 4.92 Ft x 7.83 Ft  
Primary Bedroom 11.75 Ft x 11.83 Ft  
Bedroom 8.33 Ft x 11.33 Ft  
Living room 15.83 Ft x 15.67 Ft

Listing Presented By:



Originally Listed by:  
Stonemere Real Estate Solutions

**RE/MAX**  
**RE/MAX REAL ESTATE**  
**(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net