



## 416414 54 Avenue Calgary Alberta

\$1,298,000

ATTENTION INVESTORS and BUILDERS! Discover an exceptional opportunity to own a revenue property in the vibrant community of Winsor Park in Calgary. This well-maintained side-by-side duplex with 2 LEGAL NEWLY RENOVATED BASEMENT SUITES, double detached garage and fully landscaped backyard. 2 electric meters and 2 gas meters. Firewall installed. Ready to SPLIT TITLE. This property sits on a 60'x120' south-facing lot, perfect for future redevelopment. Featuring 4 units, each are 2 Bedroom Suites with separate entrances and laundry room. Living area (including all 4 units 416, 416A, 416B, 414) measurement is about 3400 sq ft. This property is conveniently located for an easy commute to downtown Calgary, public transit, c-train station and 10 minute walking distance to Chinook Centre. Also close to Glenmore reservoir, Sandy Beach Park and Rocky view Hospital. All 4 units are occupied by excellent long term tenants, currently on a month to month basis. Showings are only available every Sunday from 1-4pm. Don't miss out on this amazing opportunity! (id:6769)

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX**<sup>®</sup>

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

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

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