



# 445 20 Avenue Calgary Alberta

\$589,000

PRICE IMPROVEMENT investment gem - 3 SEPARATE (SELF-CONTAINED) UNITS - \*\*\$3100+/- month rental income\*\* prior to March 2020. Over 2000 sq.ft. of developed space. LOT SIZE: 25x125 - with separate entrances & utilities (main + basement together, upper unit separate). Rent out, renovate or build new. Highly desirable inner city, downtown community of Mount Pleasant NW. MAIN FLOOR - 1 BR & 1 BA, traditional kitchen, dining room and living room configuration - move-in ready. Attractive income-generating option for UPPER UNIT after some renovations & updating - 1 BR & 1 BA, kitchen & living room - great AirBnB LOCATION, long term or short term rental. LOWER UNIT requires renovations with 1 BR & 1 BA, big window in bedroom, living space & kitchen. With some TLC & design creativity, this property has huge potential to be a great revenue generating investment, easily get your return on investment, offering incredible VALUE for an inner city downtown lot and home for \$589,000. In today's market, it is RARE to find 3 SEPARATE units at this price. Don't miss your opportunity to get into the investment market. POSSIBILITIES ARE ENDLESS: This configuration opens up various possibilities, including renting out all three units for a steady rental income, living in one unit while renting out the others, or utilizing the additional units for extended family members. The MAIN unit is traditionally configured with a cozy living room, character fireplace, a well-appointed traditional kitchen & dining room, a primary bedroom, and a full 4-pc bathroom. A large outdoor back deck to enjoy the warm summer months as well as an enclosed front lock off flexible sunroom to enjoy all year round. 2nd upper unit includes a living room, separate kitchen, large bedroom, character fireplace and a full bathroom. This unit is ideal for accommodating tenants or family members with its independent acce...

Other 1.30 M x .99 M  
 Other 3.56 M x 3.20 M  
 Living room 4.90 M x 3.20 M  
 Bedroom 3.56 M x 3.41 M  
 4pc Bathroom 2.11 M x 1.96 M  
 Laundry room 2.06 M x 1.70 M

4pc Bathroom 2.59 M x 1.88 M  
 Storage 2.64 M x .94 M  
 Foyer 2.08 M x 1.12 M  
 Kitchen 3.45 M x 2.90 M  
 Dining room 3.33 M x 2.77 M  
 Living room 4.52 M x 3.35 M

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

Listing Presented By:



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Other 3.33 M x 2.11 M

Other 1.93 M x 1.88 M

Living room 3.10 M x 2.67 M

Bedroom 3.33 M x 2.44 M

4pc Bathroom 2.08 M x 1.40 M

Primary Bedroom 3.63 M x 2.80 M

Sunroom 5.79 M x 1.83 M