



# 617 1 Avenue Calgary Alberta

\$799,900

Attention, Investors! Don't miss this prime, full-duplex with incredible potential. Featuring four kitchens, five bathrooms, and eight bedrooms across four complete units, this property, though older, remains in good condition. Key Features to Note: 1. Zoning: The property is zoned as MU-2, allowing for commercial or mixed-use residential and commercial development, making it highly attractive for potential development. 2. Ideal for Short-Term Rentals: Its excellent location makes it ideal for Airbnb, offering strong income potential. 3. Perfect for Rooming House Business: With two bus routes directly to the University of California right by the property, it is also perfect for a rooming house operation. 4. Rental Income Potential: For those seeking a quieter investment, you can split them into two larger ones or lease all four units, both options providing substantial annual rental income. Recent Updates and Improvements: One side of the duplex has already been renovated, offering a preview of the potential transformation for the other side. Additionally, the current owner has made several upgrades, including newer windows, doors, roof, and basement water heater. Please note: all appliances and items within the property are sold "AS IS, WHERE IS." There are also two low-cost parking spaces available in front of the property. For a property with immense future development potential and strong immediate rental returns, it's truly a cash cow! investors--what are you waiting for? (id:6769)

4pc Bathroom 5.67 Ft x 9.17 Ft  
Furnace 2.33 Ft x 8.33 Ft  
Storage 9.50 Ft x 9.58 Ft  
4pc Bathroom 8.92 Ft x 10.42 Ft  
Other 10.08 Ft x 10.33 Ft  
Storage 9.08 Ft x 8.83 Ft  
Furnace 8.25 Ft x 19.33 Ft  
Other 10.83 Ft x 10.75 Ft  
Family room 7.25 Ft x 20.33 Ft  
Office 5.58 Ft x 8.92 Ft

Living room 11.83 Ft x 11.83 Ft  
Kitchen 9.33 Ft x 10.25 Ft  
Bedroom 8.00 Ft x 8.25 Ft  
Dining room 11.75 Ft x 11.33 Ft  
Other 5.50 Ft x 4.58 Ft  
Other 13.75 Ft x 13.33 Ft  
Laundry room 4.08 Ft x 2.58 Ft  
3pc Bathroom 5.00 Ft x 6.17 Ft  
Bedroom 9.08 Ft x 10.25 Ft

Listing Presented By:



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