



# 1528 35 Street Calgary Alberta

\$849,900

ILLEGALLY SUITED DUPLEX | 4 RENTAL OPPURTUNITES | SEPARATE ENTRANCES | 3 BEDROOMS MAIN FLOOR UNITS | 2 BEDROOMS + A DEN IN THE BASEMENT UNITS | IN-SUITE LAUNDRY IN ALL UNITS | 2 YEAR OLD ROOF SHINGLES | HUGE FRONT AND BACK YARDS | OFF-STREET PARKING FOR 4 | NEWER WINDOWS | EXTREMELY WALKABLE LOCATION! Savvy investors will love that both sides of this illegally suited duplex are included in the sale - that's 4 self-contained rental opportunities! 3 bedrooms on the main levels, 2 bedrooms + a den in the basement units and all units have separate entrances and their own separate laundry areas for ultimate privacy! The main floor units have expansive balconies overlooking the community and expansive front yards. The basement units have access to the large backyard with ample space for kids and pets to play. Off-street parking for 4 vehicles too! The roof shingles are 2 years old and the main floor windows were replaced 5 years ago, downstairs windows are only 12 years old. Ideally located within walking distance to parks, schools, shops and transit. Mere minutes away from downtown, trendy Inglewood, Fort Calgary Historic Park, the Calgary Zoo and The Max Bell Arena as well as several major roadways that make travelling in and out of the neighbourhood a breeze! The location alone makes this wonderful 4 unit home an outstanding investment opportunity! (id:6769)

Living room 19.08 Ft x 13.00 Ft

Kitchen 8.83 Ft x 11.25 Ft

Den 10.00 Ft x 13.00 Ft

Furnace 10.50 Ft x 10.58 Ft

Bedroom 10.08 Ft x 13.67 Ft

4pc Bathroom Measurements not available

Kitchen 8.83 Ft x 11.25 Ft

Living room 19.08 Ft x 13.00 Ft

Den 10.00 Ft x 12.00 Ft

Furnace 10.50 Ft x 10.58 Ft

Bedroom 10.08 Ft x 13.67 Ft

Bedroom 8.83 Ft x 10.25 Ft

4pc Bathroom Measurements not available

Living room 20.25 Ft x 11.33 Ft

Dining room 9.50 Ft x 10.75 Ft

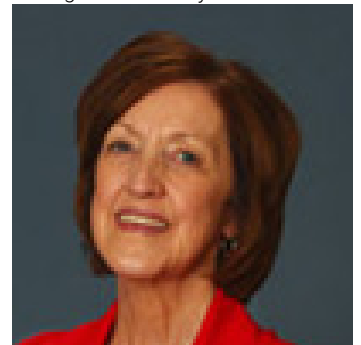
Kitchen 10.42 Ft x 11.25 Ft

Laundry room 5.92 Ft x 6.00 Ft

Primary Bedroom 10.42 Ft x 12.17 Ft

Bedroom 9.50 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



CIR

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