



## 2122 5 Street Calgary Alberta

\$769,000

**\*\*Studio 2122 \*\* RARE & STYLISH MTL-STYLE BRICK DETACHED HOME | TURN-KEY INVESTMENT PROPERTY OFFERING\*\* FULLY SET UP & READY TO RENT | CORNER LOT IN CLIFF BUNGALOW / MISSION | INCREDIBLE LOCATION |** Sitting on a Prime corner lot, this home has been split into 2 illegal suites (upper + loft & main floor + basement) with both doors off 5 street. Complete with an upper deck and lower patio, driveway and corner yard laundry on both sides. Convenient / Amazing location - great property for a variety of living scenarios - Live up / Rent down (or vice versa) - perhaps a mature family that wants to live together but still have some separation, or for an investor who wants 6+ cap rate. (Generated over \$85k in revenue in the last 1 year) Creative Vintage side - Main floor basement is currently set up as a Funky 1 bed 2 bath - and has been used as short term rental & photo shoot studio space. Basic Modern upper level is a 1 bed 1 bath + den and patio with downtown view. Very interesting urban space in an unbeatable trendy location. Sky's the limit with this property! This home has historic value, built in 1910 - the 'Ernest S Leonard Residence' - a great representation of Queen Anne Revival Style architecture. \*As per the City of Calgary website - this land although historic, is not legally protected or federally recognized\* Unbeatable location on the same block as OEB, Master Gallery, Mercato & so much more - Move-In Ready & Renovated & Turn-key (id:6769)

Loft 16.83 Ft x 15.25 Ft

Recreational, Games room 21.08 Ft x 9.50 Ft

Laundry room 7.50 Ft x 5.00 Ft

4pc Bathroom 7.58 Ft x 7.58 Ft

Furnace 10.75 Ft x 6.25 Ft

Living room 14.92 Ft x 13.50 Ft

Eat in kitchen 16.33 Ft x 9.33 Ft

Bedroom 11.33 Ft x 11.08 Ft

Foyer 8.42 Ft x 4.42 Ft

Other 6.00 Ft x 3.42 Ft

3pc Bathroom 6.00 Ft x 4.83 Ft

Other 9.25 Ft x 4.75 Ft

Family room 11.67 Ft x 9.42 Ft

Kitchen 11.17 Ft x 10.75 Ft

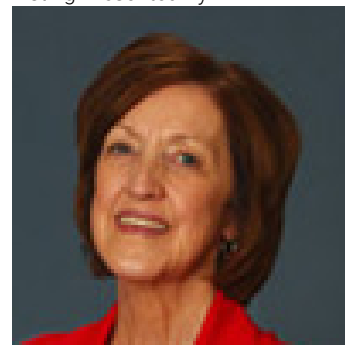
Bedroom 13.17 Ft x 11.17 Ft

Laundry room 3.42 Ft x 2.83 Ft

4pc Bathroom 6.75 Ft x 6.08 Ft

Other 22.50 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate



CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca