



## 2132215 23 Street Calgary Alberta

\$1,199,000

This listing includes two semi-detached houses with 3 suites. Terrific location + situated on a 50 x 160 foot flat lot with west backyard to be enjoyed by all tenants as well as a large four car garage with a gas heater. Excellent investment/holding property. Currently the total monthly rent is \$5575 per month plus utilities + two of the tenants are long term tenants. Nice curb appeal with newer roof - 2015, The upper suite is a cute renovated bungalow style home with large living room, 2 big bedrooms + nice layout. It is rented for \$2000 per month with a lease till June 1, 2025. Below it is the second suite which is a legal suite , rented with a lease until July 1, 2025 for \$1425 per month + offers large windows, renovated kitchen, 2 bedrooms + 2 bathrooms. The third unit, 2213, is bright + has a wood burning fireplace spacious bright kitchen + 3 bedrooms down. This one rents for \$2150 per month with a lease until July 1, 2025. Excellent location close to shopping, restaurants, parks + downtown. (id:6769)

Other 15.50 Ft x 8.67 Ft  
Living room 14.00 Ft x 11.00 Ft  
Other 13.00 Ft x 12.00 Ft  
Furnace 7.50 Ft x 5.75 Ft  
Bedroom 12.00 Ft x 11.33 Ft  
4pc Bathroom 8.00 Ft x 5.00 Ft  
4pc Bathroom 7.50 Ft x 5.00 Ft  
Primary Bedroom 13.50 Ft x 11.00 Ft  
Bedroom 9.50 Ft x 8.25 Ft  
Bedroom 9.50 Ft x 8.25 Ft

4pc Bathroom 6.83 Ft x 5.00 Ft  
Kitchen 9.50 Ft x 8.00 Ft  
Dining room 12.75 Ft x 9.83 Ft  
Living room 18.83 Ft x 12.00 Ft  
Foyer 7.50 Ft x 7.25 Ft  
Laundry room 3.00 Ft x 2.50 Ft  
Other 11.42 Ft x 7.75 Ft  
Primary Bedroom 12.58 Ft x 12.00 Ft  
Bedroom 12.00 Ft x 10.50 Ft

Listing Presented By:



Originally Listed by:  
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**REALTY**

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