

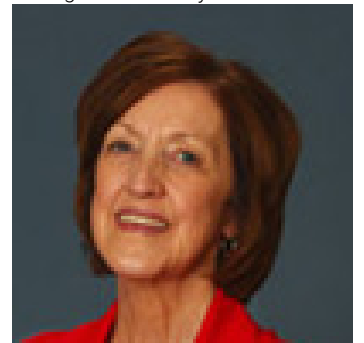


225229 Creekside Drive Calgary Alberta

\$2,740,000

Exceptionally rare opportunity to purchase 2 consecutive duplexes totaling 8 units built in 2022. These two turnkey duplexes with legal suites in each offer monthly cashflow and a CAP rate of over 5.6%! They are also positioned to utilize the CMHC commercial lending opportunities currently available. Upper units come fully self contained with 3 bedrooms, 2.5 bathrooms, full laundry, family room and an additional bonus room. Gourmet kitchens offer ceiling height soft close cabinetry, stone countertops and gas ranges. Off the kitchen you will find a large dining room and half bath and mudroom. Full sized laundry located on the top floors along with large primary bedroom with coffer ceiling, large walk-in closets and beautiful ensuites. Additional 2 bedrooms, full bathroom and large bonus room completed the functional upper levels. Lower level units offer 1 bedroom legal basement suites with 9 foot ceilings, oversized windows and the same upgraded finishes throughout. Each side of these 2 duplex's comes with their own 2 car detached garages. Located in the new SW community of Creekstone in Pine Creek. This is a very unique opportunity to own turnkey, 2 year old properties fully tenanted and professionally managed in a growing new community! (id:6769)

Listing Presented By:



Originally Listed by:
Real Broker



CIR

REALTY

149 West Lakeview Point , Calgary,
AB,

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