



## 2535 7 Avenue Calgary Alberta

\$874,500

West Hillhurst Great Rental location close to SAIT and U of C and Foothills Hospital. Lower level fully developed into a One bedroom Self contained none conforming suite. This property is registered and has operated as an AIRB&B for the past 5 years. Any and All furniture is included in the selling price . Great revenue property Financials are available for viewing upon an acceptable offer to purchase See Supplement (id:6769)

Loft 12.83 Ft x 10.25 Ft

Primary Bedroom 13.92 Ft x 11.00 Ft

Bedroom 10.00 Ft x 8.92 Ft

4pc Bathroom 8.92 Ft x 8.67 Ft

Kitchen 12.17 Ft x 5.33 Ft

Bedroom 11.25 Ft x 11.08 Ft

3pc Bathroom 5.67 Ft x 4.83 Ft

Family room 6.92 Ft x 6.17 Ft

Bedroom 10.33 Ft x 9.25 Ft

4pc Bathroom 6.08 Ft x 4.67 Ft

Living room 16.17 Ft x 14.67 Ft

Dining room 10.42 Ft x 9.58 Ft

Other 12.67 Ft x 10.00 Ft

Family room 10.33 Ft x 9.33 Ft

2pc Bathroom 5.00 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:  
G.M. Bain Real Estate Services Ltd.

<http://www.gmbainrealestate.com/>



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**REALTY**

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