

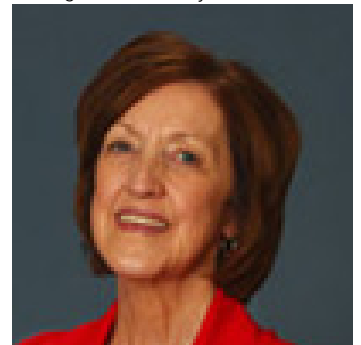


5806 Dalgleish Road Calgary Alberta

\$859,900

Unlock Exceptional Rental Income property in the premier NW community Dalhousie! 10-Bedroom/3 Full Bathrooms Investment gem with high cash Flow & unlimited potential! Massive 10-bedroom layout ideal for multi-tenant or hybrid rental models. Current Monthly Income is about \$6,550-\$7,500. Dual Rental Strategies - Choose between long-term stability (Lodging House Permit/License allows 8 tenants + 2 rooms for landlord family members) or short-term gains (new owner can apply for a lucrative short-term rental Airbnb license--building permit doesn't need to be applied again since city has confirmed that "The permit remains with the property".). Turnkey Flexibility - Lodging House approval awaits only final inspection (all the city required construction works have been completed). Furnace, hot water tank and roof shingles were replaced in 2017. If the buyer chooses to have Lodging House permit rather than the current secondary suit permit, and decide to buy this property, the seller can request city to complete building inspection within the city required time frame of the application. Prime location! Steps from Dalhousie C-Train Station, transit hubs, and top-ranked schools including Sir Winston Churchill High School. Walk to shopping centers (Walmart, Canadian Tire, Safeway), dining, banks, and amenities--renters and resale buyers will flock here. Capitalize on a family-friendly, transit-rich neighborhood that guarantees tenant demand. The half duplex is perfect for investors seeking versatility, high yields, and long-term appreciation. Act Fast--This Opportunity Won't Last! (id:6769)

Listing Presented By:



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