

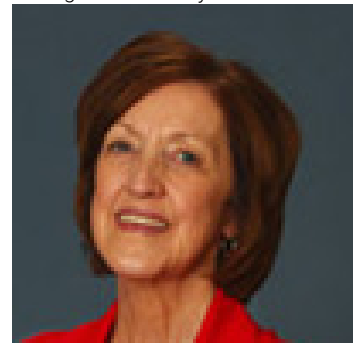


## 8932 33 Avenue Calgary Alberta

\$950,000

ATTENTION INVESTORS! Discover an exceptional opportunity to own a revenue property in the vibrant inner-city community of Bowness, Calgary. This well-maintained side-by-side duplex sits on an expansive 72'x120' south-facing lot, perfect for future redevelopment. With its prime location, just a short stroll to Bowness Park and situated below Canada Olympic Park (COP), this property is a tenant's dream. Property 8934 features 2 bedrooms upstairs and 2 bedrooms downstairs with 1 bathroom, while property 8932 offers 2 bedrooms, 1 bathroom, and a fully developed basement. Both units share a double detached garage, providing convenience and added value for tenants. The location boasts walking distance to schools, public transportation, parks, walking paths, Market Mall, COP, University of Calgary, Foothills Medical Centre, and the Alberta Children's Hospital, with quick access to downtown via car or bus. Currently, 8932 collects \$1650/month and 8934 collects \$1550/month, both on month-to-month tenancies with rents below market value, presenting an immediate opportunity for rent adjustments. This property offers a perfect blend of stability and potential for growth, making it an ideal investment for savvy buyers looking to capitalize on Calgary's dynamic rental market. Don't miss out on this incredible opportunity to own a prime revenue property in one of Calgary's most sought-after neighborhoods! For more details or to schedule a viewing, contact us today. (id:6769)

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