



## 427 23 Avenue Calgary Alberta

\$899,999

Welcome to this charming and meticulously maintained bungalow in the desirable community of Mount Pleasant! This inviting home offers just under 1,400 sq ft of thoughtfully designed living space with a spacious open floor plan perfect for entertaining. Inside, you'll find two generous bedrooms, a full bath, and an additional half bath, making it ideal for small families or those seeking single-level living. The home sits on a large 50x120 ft inner-city lot, complete with a private, fenced backyard that faces south and gets plenty of sunshine all year long and a substantial 28x28 ft heated detached garage with 10FT ceilings, perfect for additional storage or workshop space. Plus, the LEGAL basement suite with its own separate entrance adds excellent value with a current lease providing rental income of \$1,650/month plus 50% of utilities, making it an attractive option for savvy investors or homeowners looking to offset their mortgage. The property is unique as its one of the few residences with a private front driveway giving buyers the option to lease the oversized garage for additional cashflow. (Previously leased for \$500/month). The Main floor unit was previously rented for \$2100/month + 50% Utilities. Giving this property a total potential income of \$4250/month or \$51,000/year. The Roof Shingles were replaced in 2019. Located just a 5-minute drive from downtown Calgary, Mount Pleasant offers an array of amenities, including schools, parks, playgrounds, and shopping, providing both convenience and a strong sense of community. Don't miss out on this incredible opportunity to own a piece of one of Calgary's most sought-after inner city neighborhoods! The current basement tenant has a fixed lease till March 2025. (id:6769)

Dining room 13.25 Ft x 16.17 Ft  
Kitchen 13.00 Ft x 16.17 Ft  
Living room 15.00 Ft x 18.00 Ft  
Bedroom 12.58 Ft x 11.75 Ft

Primary Bedroom 13.25 Ft x 12.00 Ft  
3pc Bathroom 7.17 Ft x 6.00 Ft  
2pc Bathroom 5.00 Ft x 4.42 Ft

Listing Presented By:



Originally Listed by:  
Comox Realty



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