



4311 26 Avenue Calgary Alberta

\$475,900

INVESTMENT ALERT... LEGAL BASEMENT SUITE!! This is your chance to own a fantastic income-generating property in a prime location! With both the upper and lower units currently rented, this home is perfect for investors or buyers seeking a mortgage helper. Situated on the north side of Dover, just steps from schools, a community centre, and playgrounds, this home offers convenience and many amenities nearby. Inside, you'll find a bright and updated interior with newer flooring throughout. The upper level features 2 spacious bedrooms, a full bathroom, and a well-appointed kitchen, while the legal basement suite offers 2 additional bedrooms, a full kitchen, and a bathroom, making it an ideal setup for tenants or extended family. A shared laundry space is ideal for both living situations. Don't miss out on this incredible opportunity--whether you're looking to live up and rent down or maximize rental income with both units. Call today to book your showing and ask for the rental performa! (id:6769)

4pc Bathroom 6.83 Ft x 8.08 Ft

Bedroom 8.42 Ft x 11.83 Ft

Bedroom 10.00 Ft x 11.83 Ft

Dining room 10.17 Ft x 8.75 Ft

Family room 10.17 Ft x 11.33 Ft

Kitchen 8.50 Ft x 12.75 Ft

4pc Bathroom 6.67 Ft x 7.83 Ft

Bedroom 8.17 Ft x 11.50 Ft

Dining room 8.67 Ft x 10.58 Ft

Kitchen 8.67 Ft x 10.17 Ft

Living room 10.33 Ft x 20.75 Ft

Primary Bedroom 10.75 Ft x 12.42 Ft

Listing Presented By:



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