



REALTOR



## 4617 Stanley Road Calgary Alberta

\$819,900

Prime investment opportunity in Elboya! This raised bungalow with a legal walk-out suite offers dual rental income in one of Calgary's most sought-after locations. The main floor features 2 spacious bedrooms, a 4 piece bathroom, a bright living room, dining area and a well-appointed kitchen. While the legal suite downstairs offers an additional 2 bedrooms, 4 piece bathroom, and full kitchen—each unit with its own private entrance. Common areas include a large utility room equipped with 2 furnaces, 2 hot water tanks and shared laundry. Tenants split utilities, reducing ownership costs, and both leases are set to renew in June. The tenants have expressed interest in extending their stay with a modest rent increase, ensuring immediate and stable cash flow for the new owner. Recent upgrades include new egress windows in basement bedrooms, updated LVP flooring, hardwired smoke and CO detectors, a sprinkler system in common areas, new alarm bells, furnace cleaning, and yard enhancements. The property sits on a 50' x 120' R-CG lot with a large, private yard, mature trees, back alley access, and a parking pad that along with the front driveway can fit up to 6 vehicles. Located minutes from downtown, the C-Train, Chinook Mall, parks, stores and amenities. If you are looking for a home to live in and offset your ownership cost by renting out the legal suite - this is the right one for you. This property also presents a compelling opportunity for investors seeking a stable income stream in one of Calgary's most desirable neighborhoods with robust rental demand. (id:6769)

Furnace 17.67 M x 26.17 M  
4pc Bathroom 8.25 M x 4.83 M  
Other 8.17 M x 11.33 M  
Family room 15.92 M x 11.42 M  
Bedroom 9.67 M x 10.42 M  
Bedroom 9.67 M x 14.50 M

Bedroom 10.92 M x 10.50 M  
4pc Bathroom 7.33 M x 6.75 M  
Primary Bedroom 11.08 M x 17.17 M  
Living room 13.58 M x 21.17 M  
Dining room 13.67 M x 9.00 M  
Kitchen 13.67 M x 10.75 M

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca