



## 509511 13 Avenue Calgary Alberta

\$1,199,000

Exceptional Investment Opportunity in Renfrew -FULL Duplex (BOTH SIDES!) on One Title with Endless Potential. Here's your chance to secure a fully equipped side-by-side FULL duplex (#509 and #511!) on one title, ideally situated on a generous 50' x 120' lot in the sought-after inner-city community of Renfrew. Whether you're a savvy investor looking for strong, immediate cash flow, or a developer exploring redevelopment options, this property checks all the boxes. Each main unit offers 1,081 sqft above grade and features 3 bedrooms (2 up + 1 den/bedroom), updated flooring, bright and spacious living areas with large windows and cozy fireplaces, and functional kitchens designed for everyday comfort. The basement units are 964 sf and have 2 bedrooms, 1 bathroom, living room + kitchen + laundry + den (storage) or it can also be a bedroom if necessary. Private separate basement entrances open the door to converting this property into four self-contained income-generating suites, dramatically increasing your rental potential. Outside, enjoy the convenience of a double detached garage plus an extended parking pad, offering ample space for tenants. Bonus: Both units 509 and 511 are occupied by long-term tenants (11 and 9 years), who would love to stay--providing you with turnkey rental income of \$2,800/month and \$2,600/month, respectively. Situated just steps from two parks and minutes from Bridgeland's vibrant shops and restaurants, top-rated schools, public transit, major roadways, downtown Calgary, the Calgary Zoo, and TELUS Spark--this location is truly unbeatable for both renters and future redevelopment. Whether you hold, renovate, or rebuild, this property is a smart investment in a high-demand location. Opportunities like this are rare--act fast! (id:6769)

Kitchen 10.08 Ft x 9.75 Ft

Living room/Dining room 18.58 Ft x 10.50 Ft

Furnace 17.00 Ft x 4.33 Ft

Bedroom 11.67 Ft x 8.33 Ft

Bedroom 12.42 Ft x 9.75 Ft

Other 10.17 Ft x 6.92 Ft

3pc Bathroom 9.33 Ft x 4.33 Ft

Dining room 11.00 Ft x 9.25 Ft

Living room 19.25 Ft x 11.08 Ft

Laundry room 6.00 Ft x 5.92 Ft

Primary Bedroom 11.92 Ft x 9.50 Ft

Bedroom 9.33 Ft x 8.42 Ft

Bedroom 9.50 Ft x 8.08 Ft

4pc Bathroom 9.33 Ft x 5.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented by:



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