



## 7002 54 Avenue Calgary Alberta

\$500,000

INVESTOR ALERT!! - This cash-flowing investment property in the sought-after community of Silver Springs is a must-see! Generating \$3,300 per month in rental income, this 5-bedroom home is already rented room by room, making it a turnkey opportunity for savvy investors. The home features 3 bedrooms and a full bathroom upstairs, plus a fully developed basement with 2 additional private areas with their own ensuites. The back room is even plumbed for a self-contained unit, adding to the income potential. Shared laundry facilities are conveniently accessible for all tenants. Located on a quiet street, this property is close to shopping, parks, schools, and all the amenities NW Calgary has to offer. The home boasts 976 square feet on the main level and 800 square feet in the basement, providing ample space for tenants. Priced at \$500,000 and well-maintained, this property offers immediate possession with the assumption of current tenants. Whether you're an experienced investor or just starting out, this is an excellent opportunity to own a cash cow in one of Calgary's most desirable neighborhoods. Don't wait--book your showing today! (id:6769)

Bedroom 15.67 Ft x 11.50 Ft  
3pc Bathroom Measurements not available  
Bedroom 18.17 Ft x 11.33 Ft  
3pc Bathroom Measurements not available  
Living room 14.83 Ft x 11.83 Ft  
Kitchen 14.08 Ft x 6.00 Ft

Dining room 9.83 Ft x 9.33 Ft  
Primary Bedroom 11.83 Ft x 9.83 Ft  
Bedroom 12.67 Ft x 8.92 Ft  
Bedroom 8.92 Ft x 8.83 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<https://www.jayschultz.ca/>



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