



10806 5 Street Calgary AB

\$550,000

Amazing investment, city approved LEGAL suite with all City documentation available. Only a 7 min walk from the the Anderson C-Train LRT Station with the City redevelopment planned for the station, now is the time to invest in the area. Fully renovated with new lights, doors, floors, new roof, new windows, new fence. 3 bedrooms upstairs with hardwood floors, 2 bedroom lower suite with granite counters and a huge island. This is the only LEGAL suite you will find with its own front door and it's own city approved address in Southwood. Each suite has their own laundry and with the renovations you can be sure your investment is safe, egress windows and interconnected smoke/CO2 system. The lower suite is rented for \$995 plus utilities, upper suite is rented for \$1295 utilities on fixed term leases. At the asking price, with current interest rates, you would be earning almost 10% return. More information regarding the City redevelopment of Anderson C-Train station in the brochure link.

Living Room 14'9" x 11'4"

Kitchen 17'1" x 13'6"

Master Bedroom 9'11" x 14'10"

Bedroom 8' x 11'5"

Bedroom 8' x 10'

Second Kitchen 14'7" x 13'6"

Second Living Room 10'6" x 11'3"

Bedroom 15'3" x 7'11"

Bedroom 7'4" x 12'7"

Laundry Room 12'6" x 9'

Utility Room 6'4" x 7'10"

Storage Room 4'8" x 6'5"



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