



1116 37 Street Calgary Alberta

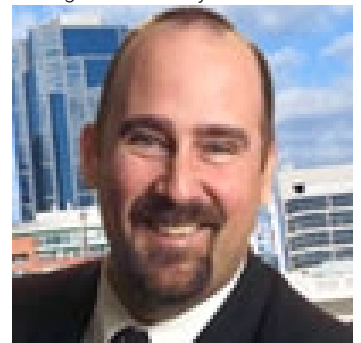
\$509,900

INVESTOR ALERT, 3 LEASES, 5 GARAGE SPACES, some are tandem, , EXCELLENT REVENUE, ALL TENANTS ARE ESTABLISHED AND WANT TO STAY. Don't wait. This is a rare type of property. If you like to work on cars or workshop, and want the garages for yourself and rent the house, or keep it the way it is. ZONING R-C2, PERFECT HOLDING PROPERTY. (R-CG zoning in Calgary allows for a variety of housing types, including rowhouses and duplexes, promoting more diverse and efficient land use in residential areas) The main floor has been updated, with granite counters, maple cabinets, hard wood flooring. Bath has been updated, clean and neat tenant. Everyone is month to month if you chose to move in. needs 24 hrs notice. (id:6769)

Laundry room 5.00 Ft x 5.00 Ft
Kitchen 12.00 Ft x 12.00 Ft
Living room 27.42 Ft x 9.92 Ft
Dining room 13.92 Ft x 13.50 Ft

Sunroom 13.00 Ft x 7.50 Ft
4pc Bathroom 7.92 Ft x 7.00 Ft
Primary Bedroom 12.92 Ft x 12.50 Ft
Bedroom 11.92 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:
One Percent Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca