



# 136315 Tregillus Street Calgary Alberta

\$779,900

Exceptional value in Calgary's real estate market for both investors and homeowners! This well-priced duplex presents a unique opportunity for dual living - reside in one unit while generating rental income from the other. Conveniently situated next to a day home, this property is also within walking distance of all K-12 schools, the future green line, and a superstore. 6315, one of the units, has undergone recent updates, including a modern quartz kitchen countertop and a developed basement featuring an additional bedroom, storage space, and a 4-piece bathroom. With a total of 3 full baths and 2 half baths, this residence is thoughtfully designed to accommodate larger families, all at an attractive price point. Notably, the tenants in 6313 are currently leasing at \$1,975 per month, with the lease set to expire in March 2023. Take advantage of this investment opportunity and schedule your appointment now. Furthermore, the lot has undergone a recent rezoning from R-1 to RC-2, adding strategic value to this property. Don't miss out on this prime real estate offering - book your appointment today. Please note that 24-hour notice is required for viewing 6313. Lastly, 6315 Also was a airbnb previously with a average 3500-4k a month income. If you want to keep the furniture it's also negotiatble. (id:6769)

2pc Bathroom 4.58 Ft x 4.50 Ft  
 Dining room 10.92 Ft x 10.58 Ft  
 Living room 15.33 Ft x 13.58 Ft  
 Other 6.58 Ft x 5.00 Ft  
 2pc Bathroom 4.58 Ft x 4.50 Ft  
 Eat in kitchen 9.33 Ft x 8.83 Ft  
 Dining room 10.00 Ft x 10.50 Ft  
 Pantry 3.00 Ft x 3.17 Ft  
 Bedroom 8.00 Ft x 9.92 Ft

Bedroom 10.92 Ft x 13.67 Ft  
 4pc Bathroom 5.67 Ft x 10.17 Ft  
 Other 4.00 Ft x 6.50 Ft  
 Bedroom 10.92 Ft x 10.58 Ft  
 4pc Bathroom 5.58 Ft x 10.17 Ft  
 Bedroom 10.83 Ft x 10.67 Ft  
 Bedroom 8.08 Ft x 9.92 Ft  
 Primary Bedroom 10.83 Ft x 13.50 Ft

Listing Presented By:



Originally Listed by:  
 GRAND REALTY

**RE/MAX Realty Professionals**

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