1906 Olympia Drive Calgary Alberta

$605,000

ATTENTION INVESTORS OR LIVE IN CARETAKERS!! Welcome to your new home, a spacious and versatile 5-bedroom, 4 full bathroom home located in the heart of Calgary. Whether you're seeking a family home or an excellent investment opportunity, this property offers incredible flexibility, comfort, and potential for future growth. Step into a generous layout designed to accommodate large families or those looking for extra space. The main floor offers wheelchair accessibility with a built-in lift frame for front door entry as well as a wheelchair accessible bathroom. With three bedrooms and two full bathrooms on the main floor, there's plenty of room for everyone to enjoy. The bright and open concept living areas create a welcoming atmosphere for hosting friends, relaxing after a long day, or enjoying family time. For the savvy investor, this property is currently tenanted with both legal units on a month-to-month basis, offering immediate rental income. The clever layout offers a separate entrance with 2 bedrooms and 2 full bathrooms downstairs, making it ideal for maximizing rental yield, potentially as a long-term buy and hold. Outside you'll find a large rectangular lot backing onto a greenspace, James Hardie siding, large composite deck, and oversized parking pad. Its location in a great neighbourhood could lead to solid appreciation over time. Don't miss this opportunity to own a home that offers both lifestyle flexibility and financial potential. Reach out today to schedule your private viewing of 1906 Olympia Drive SE! (id:6769)

Listing Presented By:

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Bedroom 10.17 Ft x 8.67 Ft	Bedroom 8.92 Ft x 8.67 Ft
Bedroom 10.67 Ft x 9.50 Ft	Bedroom 9.67 Ft x 9.25 Ft
Other 13.50 Ft x 7.42 Ft	Kitchen 13.25 Ft x 9.75 Ft
Living room 24.17 Ft x 10.58 Ft	Dining room 9.75 Ft x 9.75 Ft
3pc Bathroom 7.50 Ft x 3.83 Ft	Living room 18.00 Ft x 12.00 Ft
4pc Bathroom 7.25 Ft x 5.00 Ft	3pc Bathroom 4.92 Ft x 4.25 Ft
Primary Bedroom 13.00 Ft x 10.67 Ft	4pc Bathroom 8.17 Ft x 4.92 Ft