



## 191923 9A Avenue Calgary Alberta

\$849,888

**\*\* Great Opportunity\*\*** FULL SIDE BY SIDE DUPLEX | 50 X 120 CORNER LOT | LONG TERM TENANTS | FINISHED BASEMENTS | 8 BEDROOMS | 4 FULL BATH | 38 X 24 TRIPLE DETACHED GARAGE with 3 OVERHEAD ACCESS DOORS | PAVED BACK LANE | 5 MINUTES TO DOWNTOWN | 2 MINUTES TO 16 AVE | GREAT BUY!... Amazing revenue-generating opportunity! Both sides of this side-by-side duplex are for sale under one title for one low price! Ideally located on a flat corner lot within this highly sought-after community. Both sides are currently rented to wonderful long-term tenants who would love to stay making your job as a landlord easier than ever. Updates are extensive and include new roof shingles on the home and garage in 2013, newer furnaces (#1919 in 2018 & #1923 in 2010), the addition of an on demand hot water system (#1919 in 2018), an updated hot water system in #1923 and updated to 100 amp service electrical system in #1923. Both #1919 and #1923 have spacious main floors with 2 bedrooms and a full bathroom with finished basements that include 2 additional bedrooms and a second full bathroom easily convertible to four separate units and even more investment opportunities if desired. Large flat yards allow for ample outdoor space. Both a double and a single detached garage provide loads of parking that leads to a paved back lane. The community of Mayland Heights is well known for its numerous parks, excellent restaurants, pubs, cafes, shops, great transit options and easy access to downtown. Don't miss out on this spectacular investment opportunity! (id:6769)

Recreational, Games room 14.50 M x 15.50 M

Recreational, Games room 15.25 M x 15.17 M

Bedroom 11.33 M x 15.17 M

Bedroom 10.08 M x 15.08 M

Bedroom 9.58 M x 13.17 M

Bedroom 11.50 M x 15.33 M

Laundry room 9.92 M x 6.83 M

Laundry room 9.83 M x 6.83 M

Kitchen 11.33 M x 12.58 M

Kitchen 11.42 M x 12.58 M

Living room 12.42 M x 18.42 M

Living room 12.50 M x 11.42 M

Bedroom 10.25 M x 12.58 M

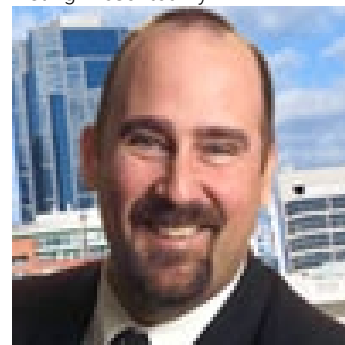
Dining room 14.75 M x 7.00 M

Bedroom 10.25 M x 14.00 M

Bedroom 10.42 M x 14.08 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
LPT Realty ULC

**RE/MAX Realty Professionals**

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4pc Bathroom Measurements not available

Bedroom 10.33 M x 12.58 M

4pc Bathroom Measurements not available