

203 42 Avenue Calgary Alberta

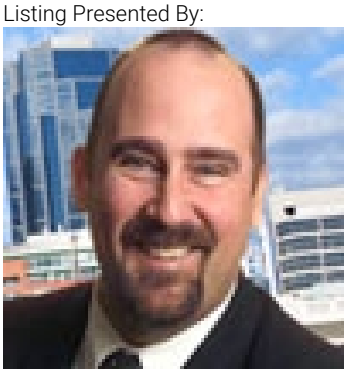
$1,175,000

RARE INVESTMENT OPPORTUNITY IN PARKHILL! Situated on an oversized 6,800+ sq ft lot in one of Calgary's most sought after inner city communities, this full duplex offers exceptional holding income today with tremendous future upside.Each side features a spacious 3 bedroom upper suite and a 1 bedroom illegal basement suite, creating four income generating units in total. This property has experienced strong tenant demand with minimal vacancy over the years, making it an attractive opportunity for investors seeking reliable cash flow in a premier inner city location. Unit 203A (3 Bedroom, 1 Bathroom) has been recently updated with new stainless steel appliances.Whether you're looking to renovate, hold as a long-term investment, or redevelop, the possibilities are endless. Located just minutes from downtown, stampede park, and the amenities along Macleod Trail, this property offers unmatched convenience with easy access to transit, shopping, dining, and major commuter routes.Opportunities like this are rare. You could live in one unit and rent the other 3 units, or hold this property as a 4 unit rental building. This property combines immediate income with exceptional redevelopment potential. A true opportunity to secure long term value in Parkhill! (id:6769)

Bedroom 9.67 Ft x 10.67 Ft
Primary Bedroom 12.42 Ft x 13.25 Ft
4pc Bathroom 9.67 Ft x 7.75 Ft
Kitchen 9.08 Ft x 13.83 Ft
Dining room 10.92 Ft x 7.50 Ft
Living room 17.25 Ft x 14.42 Ft
Bedroom 9.67 Ft x 10.33 Ft
Bedroom 10.67 Ft x 9.67 Ft

Bedroom 10.33 Ft x 9.75 Ft
Primary Bedroom 13.25 Ft x 12.17 Ft
4pc Bathroom 7.50 Ft x 9.67 Ft
Bedroom 11.00 Ft x 7.75 Ft
4pc Bathroom 7.58 Ft x 6.67 Ft
4pc Bathroom 7.83 Ft x 6.17 Ft
Bedroom 9.75 Ft x 12.92 Ft

Listing Presented By:



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

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