

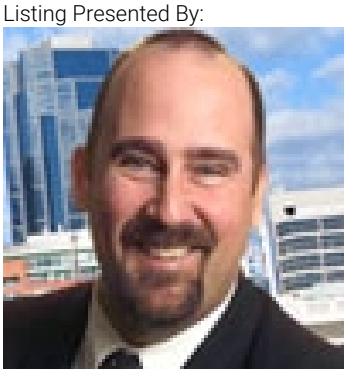
2232 42 Street Calgary Alberta

$495,000

LIVE UPSTAIRS OR DOWNSTAIRS -- LET RENTAL INCOME HELP PAY YOUR MORTGAGE! REGISTERED LEGAL BASEMENT SUITE | DOUBLE DETACHED GARAGE | $3,000 CURRENT COMBINED MONTHLY RENTAL INCOME.Looking for a detached home in Calgary with a way to make homeownership more affordable? This Forest Lawn property offers a fantastic opportunity to live in one residence while collecting rental income from the other. Whether you prefer the bright main and upper levels for yourself or a more compact basement residence while renting the upper level, this home gives you the flexibility to choose the arrangement that works best for your lifestyle and budget.Currently generating a combined $3,000 per month in rental income, including utilities, the property features two self-contained living spaces and a City of Calgary registered legal basement suite. Both residences are currently occupied by tenants on month-to-month agreements, offering flexibility for a future owner, subject to applicable tenancy requirements.THE MAIN AND UPPER RESIDENCE welcomes you with generous natural light, large windows, a comfortable living room, a fully equipped kitchen, a spacious main-floor bedroom, a second bedroom in the upper loft with lower ceiling height, and a full bathroom. A charming and practical space to call home.THE REGISTERED LEGAL BASEMENT SUITE offers a private separate entrance, one bedroom, a full bathroom, a bright living area with large legal windows, and a fully equipped kitchen with stove, range hood, refrigerator and dishwasher. Its own full-size washer and dryer provide additional convenience and independence.IMPORTANT UPGRADES ALREADY COMPLETED! The foundation and basement were reinforced and rebuilt with a concrete basement by a previous owner in the 1960s. During the current owner's approximately 10 years of ownership, significant improvements have included the roof, furnace, hot water ta...

Bedroom 19.25 Ft x 12.25 Ft
Other 7.50 Ft x 6.67 Ft
Kitchen 10.00 Ft x 6.25 Ft
Dining room 7.92 Ft x 9.33 Ft
Living room 12.00 Ft x 8.67 Ft
Other 4.92 Ft x 5.17 Ft
Living room 24.50 Ft x 14.92 Ft
Dining room 9.92 Ft x 8.58 Ft
Other 15.25 Ft x 11.25 Ft
Primary Bedroom 17.08 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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RE/MAX Realty Professionals

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Bedroom 14.25 Ft x 12.00 Ft

Other 4.17 Ft x 6.42 Ft

4pc Bathroom 7.25 Ft x 6.58 Ft

Furnace 10.75 Ft x 5.25 Ft

4pc Bathroom 8.33 Ft x 6.67 Ft

Other 13.67 Ft x 12.17 Ft

Laundry room 6.75 Ft x 6.75 Ft