

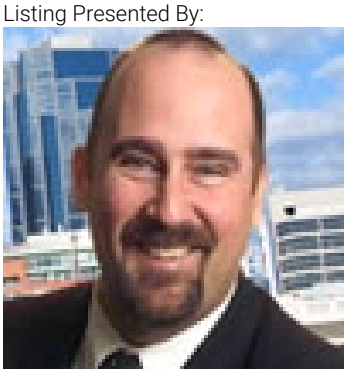
249 Aquila Drive Calgary Alberta

$629,999

CASH-FLOW POSITIVE | FULLY TENANTED | LEGAL BASEMENT SUITE. Welcome to a rare, turn-key investment opportunity in thehighly sought-after NW community of Glacier Ridge. This 2022 built 1/2 duplex is a dual-income powerhouse designed for maximum ROI. The UpperUnit features a bright, open-concept layout with 3 spacious bedrooms, 2.5 bathrooms (including a primary ensuite and walk-in closet), convenientupstairs laundry. Main floor offer trendy open concept kitchen, living area, dining, office and a private rear deck. The Legal Basement Suite offerstotal independence with its own separate side entrance, 2 bedrooms, a full 4-piece washroom, and dedicated in-suite laundry. Built with an "investor-first" mindset, the common utility room houses 2 furnaces and 2 hot water tanks, ensuring separate climate control and zero tenant friction. Locatedin one of Calgary's fastest-growing communities with mountain views and rapid appreciation, this property is already generating positive cash flowwith high-quality tenants in place. Why wait for a build when you can start collecting rent on Day 1? Book your private showing today (id:6769)

Primary Bedroom 3.33 M x 3.95 M
5pc Bathroom 3.33 M x 1.49 M
4pc Bathroom 1.51 M x 2.77 M
Bedroom 2.88 M x 3.74 M
Bedroom 2.76 M x 3.44 M
Bedroom 3.47 M x 3.00 M
Bedroom 3.32 M x 2.72 M
Living room 3.33 M x 2.86 M
Kitchen 4.15 M x 2.70 M
Furnace 2.05 M x 4.45 M
Foyer 1.75 M x 2.50 M
Living room 3.79 M x 4.15 M
Den 1.73 M x 3.17 M
Dining room 4.05 M x 3.02 M
Kitchen 3.89 M x 4.44 M
2pc Bathroom 1.50 M x 1.50 M

Listing Presented By:



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RE/MAX Realty Professionals

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