

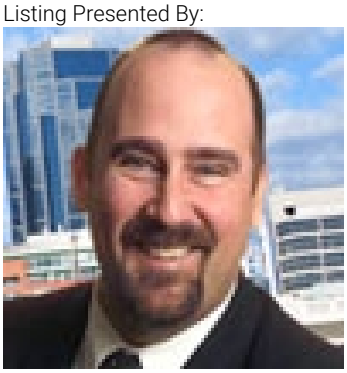
254 23 Avenue Calgary Alberta

$999,000

Fantastic Investment opportunity. Fully rented 10 Bedroom duplex, Prime Inner-City location ! Tuxedo Full Duplex, just off Edmonton Trail next to Commercial property. Very strong cash flow with High demand rental units. Consistently 100% occupied with quality tenants. In addition to 10 bedrooms there 2 Full baths, 2 Half baths, 2 Kitchens on the main (1 each side)Each room has a refrigerator, 2 dining areas. Each side has a laundry room. There is an oversized single garage (not rented) and off street parking. Property is made up of 2 lots on one title, zoned R-CG offering good long term investment potential. Easy access to transit. (id:6769)

Bedroom 14.33 Ft x 12.83 Ft
Bedroom 9.08 Ft x 10.75 Ft
Bedroom 14.17 Ft x 8.00 Ft
2pc Bathroom Measurements not available
Bedroom 10.67 Ft x 9.00 Ft
Bedroom 14.08 Ft x 12.92 Ft
Bedroom 14.25 Ft x 8.00 Ft
Laundry room 10.92 Ft x 8.00 Ft
Laundry room 10.92 Ft x 8.00 Ft
Storage 10.00 Ft x 6.50 Ft
Storage 9.83 Ft x 6.42 Ft
Kitchen 14.83 Ft x 11.33 Ft
Dining room 8.42 Ft x 4.92 Ft
Bedroom 14.83 Ft x 9.92 Ft
Bedroom 11.50 Ft x 9.25 Ft
4pc Bathroom Measurements not available
Kitchen 14.75 Ft x 11.33 Ft
Dining room 5.58 Ft x 4.83 Ft
Bedroom 14.92 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

http://lionelsale.ca/

RE/MAX Realty Professionals

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