



## 347636 22A Street Calgary Alberta

\$820,000

\$\$ Major Money Maker \$\$ Entire side x side duplex for sale!!! This investment property generates over \$7k/month in rent and operates with low expenses. The property offers a total of 10 bedrooms, locked storage room, 4 full bathrooms, secure shed and over 1,700 SQFT of development. The main levels (almost mirror images) have 3 bedrooms per side with a full 4 piece bathroom. The lower levels each have 2 good size bedrooms with another full bathroom, kitchenette and living area or dining area. Upgrades include 2 new furnaces, 2 new hot water tanks, 2 new stoves and newer LVP in most areas. This investment is perfect for a seasoned investor with property managers skills, or first-time investors looking to self-manage and make great supplemental income while earning equity. Current owners will turn over property with all info needed to run a successful rooming house and a few hours of consult time, if requested. Property is turnkey (id:6769)

Other 8.00 Ft x 5.00 Ft

Living room/Dining room 15.00 Ft x 8.00 Ft

Bedroom 10.00 Ft x 9.08 Ft

Bedroom 9.92 Ft x 8.00 Ft

4pc Bathroom 5.75 Ft x 4.92 Ft

4pc Bathroom 5.75 Ft x 4.92 Ft

Kitchen 8.17 Ft x 4.92 Ft

Living room 17.08 Ft x 7.92 Ft

Bedroom 10.00 Ft x 9.00 Ft

Bedroom 10.00 Ft x 8.00 Ft

Bedroom 10.00 Ft x 8.00 Ft

4pc Bathroom 5.00 Ft x 4.92 Ft

Kitchen 12.00 Ft x 7.00 Ft

4pc Bathroom 5.75 Ft x 4.92 Ft

Bedroom 9.83 Ft x 7.83 Ft

Bedroom 10.17 Ft x 8.92 Ft

Bedroom 10.00 Ft x 9.00 Ft

Kitchen 12.00 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Solutions

**RE/MAX Realty Professionals**

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