



# 522 21 Avenue Calgary Alberta

\$699,900

ATTENTION INVESTORS & OWNER-OCCUPIERS: Rare opportunity to acquire a high-yield, inner-city property designed for multiple use purposes. Whether you want a turn-key cash cow or a "live-in" investment where your tenants pay the entire mortgage, this Mount Pleasant home is the perfect fit. THE HIGHLIGHTS: 7 BEDROOMS WITH 7 BATHROOMS. A truly rare configuration! You can rent the whole house or "live and rent" with good privacy. PRIME NEIGHBOURHOOD & EQUITY: Located in the heart of Mount Pleasant, a community known for its high-end new-build infills. You are investing in a prime area where property values are supported by significant local redevelopment. CASH FLOW: Currently generating approximately \$5,000 per month in rental income. LOCATION: Minutes from SAIT, the University of Calgary, and Downtown. High demand from students and professionals ensures zero vacancy and consistent returns. FLEXIBLE FINANCING - MOTIVATED SELLER: The seller is highly motivated to sell for personal reasons and offering creative solutions to help you secure this asset: Vendor Take-Back (VTB) / Seller Financing available. Zero Down-Payment opportunities for qualified buyers. Stop paying a mortgage and start collecting one! Ask for details on these unique incentives. MECHANICAL & SAFETY (Low Maintenance) Major capital expenses have already been addressed: 2019: New Electrical Panel (100-amp) & New Hot Water Tank. 2011: Full Sewer Line replacement to the city. 2009: New Roof and Boiler system. SAFETY: Hard-wired smoke/CO detectors, fire-rated drywall in mechanical areas, and fire extinguishers installed. Don't miss out on this rare Mount Pleasant gem. Book your private tour today! (id:6769)

3pc Bathroom 5.92 Ft x 6.33 Ft  
 3pc Bathroom 5.25 Ft x 7.42 Ft  
 Bedroom 8.25 Ft x 10.00 Ft  
 Bedroom 8.25 Ft x 10.50 Ft  
 Other 4.00 Ft x 6.50 Ft  
 Kitchen 3.67 Ft x 6.33 Ft  
 Bedroom 7.25 Ft x 11.42 Ft

Bedroom 10.75 Ft x 13.42 Ft  
 3pc Bathroom 4.42 Ft x 7.17 Ft  
 Bedroom 9.50 Ft x 15.08 Ft  
 3pc Bathroom 6.25 Ft x 4.75 Ft  
 3pc Bathroom 4.50 Ft x 5.75 Ft  
 4pc Bathroom 6.08 Ft x 7.92 Ft  
 Bedroom 14.25 Ft x 12.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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

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

Kitchen 5.67 Ft x 12.50 Ft

4pc Bathroom 6.25 Ft x 5.50 Ft

Other 9.50 Ft x 6.50 Ft

Bedroom 11.17 Ft x 15.50 Ft

Dining room 8.75 Ft x 7.58 Ft