

5415 5 Street Calgary Alberta

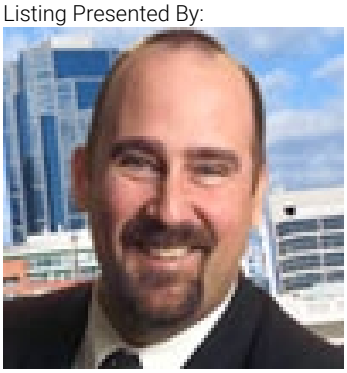
$699,000

Open House Sunday Nov 22 11:30AM-1:30PM. FULL DUPLEX "cash cow" prime for redevelopment! As clean as they come! Prime opportunity for corner lot up/down duplex rental property with future development potential. Rental income prior to vacating to sell was $2000/mo up and $1800/mo down. This is an UP/DOWN DUPLEX (5415 and 5417 5 ST SW... 2 furnaces, 2 hot water tanks, 2 separate entries/unit) on a large corner lot in the rapidly developing and centrally located community of Windsor Park. This property is a 5 minute walk to Chinook Centre, Britannia Shopping Centre, and a short commute to DT. Each unit has been renovated with most newer windows, newer insulation, newer roof, and includes 2 large bedrooms for each unit, a 4 pc bathroom for each unit, spacious living room, great kitchens with dining area, and separate laundry/utility room up and down. Detached garage with ample parking space. OWNER PURCHASER could live in one unit and rent out the other - Excellent opportunity to get into Windsor Park and subsidize your mortgage with rental income possible to qualify for a larger mortgage. OR If you are a LANDLORD looking for an excellent and super solid rental property with ample parking at the rear on a large corner lot, each unit could rent out for approximately $2000/month. OR If you are BUILDER OR DEVELOPER...this is an excellent opportunity to capitalize on the city's land use strategy for the area that has designated corner lots to be up-zoned to higher density (R-C2 to R-CG) plans for a 3 UNIT 3 BR TOWNHOME complex with TRIPLE GARAGE have already been completed. Please enquire for additional details. Incredible value for this area to live/rent and redevelop down the road or right now.... your choice. (id:6769)

Living room 12.83 Ft x 17.58 Ft
Other 9.42 Ft x 130.00 Ft
Bedroom 10.42 Ft x 10.50 Ft
Bedroom 10.33 Ft x 10.58 Ft
Laundry room 6.58 Ft x 8.92 Ft
4pc Bathroom .00 Ft x .00 Ft

Living room 13.42 Ft x 18.17 Ft
Other 13.00 Ft x 13.42 Ft
Primary Bedroom 11.00 Ft x 12.50 Ft
Bedroom 11.00 Ft x 12.00 Ft
Laundry room 7.25 Ft x 9.25 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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