



# 5706 2 Street Calgary Alberta

\$1,249,990

| DC-1 with Permitted Use of MU-1 (MU-1f8h75) | Upper Units: 3 bedrooms, 1 bathroom each | Each unit has its laundry facilities | Walk-out Basement Suites | Backing onto Park | Discover this exceptional duplex nestled in the vibrant community of Manchester. The duplex currently features two upper units, each with 3 bedrooms and 1 bathroom, providing ample living space for tenants. Additionally, there are two illegal basement suites, each with 1 bedroom and 1 bathroom. These suites offer a reliable income stream while providing a foundation for future development. 9-min drive to downtown, 8-min drive to Rockyview General Hospital, Walking distance to Chinook Mall, and Walking distance to Chinook Wholesalers. This property boasts a lucrative zoning change to DC-1, allowing for a wide range of development possibilities. With a Permitted Use of MU-1 (MU-1f8h75), you can achieve a floor area ratio of 5.0, offering significant potential for expansion and increased rental income. This presents a unique opportunity for investors and builders alike. Whether you're seeking to maximize rental income, redevelop the property into a larger multi-family building, or explore other development possibilities, this property offers a solid foundation for success. Neighboring lots can also be for sale. (id:6769)

- Bedroom 11.67 Ft x 8.58 Ft
- Bedroom 11.58 Ft x 8.50 Ft
- 4pc Bathroom 8.42 Ft x 4.92 Ft
- 4pc Bathroom 8.25 Ft x 5.33 Ft
- Primary Bedroom 12.83 Ft x 16.33 Ft
- Primary Bedroom 12.83 Ft x 16.25 Ft

- Bedroom 13.00 Ft x 10.00 Ft
- Bedroom 13.42 Ft x 8.92 Ft
- Bedroom 13.33 Ft x 8.92 Ft
- Bedroom 13.08 Ft x 10.00 Ft
- 4pc Bathroom 8.42 Ft x 5.00 Ft
- 4pc Bathroom 8.25 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://paul.calgaryhomeboys.com/>

**RE/MAX Realty Professionals**

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

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