



606 Southland Green Calgary Alberta

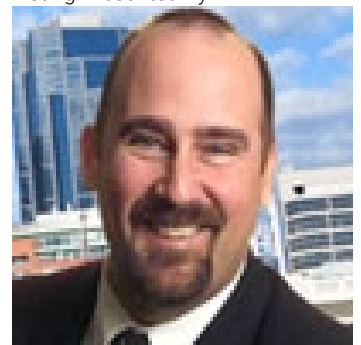
\$549,000

Attention Investors! Recently renovated half of the duplex with a 5 min walk to LRT! Only today the owner received 60 phone calls with the rent requests! Here is concentrated information: 1. Property. It is a raised bungalow with 3 large bedrooms / 2 full bathrooms on the main floor; 1-bedroom illegal suite in the basement; and large attached 1 -car garage sitting on the 3,500 sq. ft. lot 2. All renovations and upgrades were in 2022 -2024: new roof -in 2023 (value \$27,000); main floor renovation-in 2024 (value \$ 15,000); basement development -in 2022 (value \$35,000), side main Entrance with stairs (inside and outside) and property fence-in 2024 (value around \$15,000). 3. Income. Main floor tenancy is until April 2025 with monthly payment \$2150. Basement 1- bedroom illegal suite is on month by month agreement with rental income \$1,200. Utility - additional \$350 or less in total. 4. Potential. On the main floor a large living room with a full bathroom can be converted to the 4th bedroom. Single Attached garage has a size of double garage. Part of it with a window can be converted to an additional bedroom. There is the more possibility: to extend the one car garage to tandem 2-car garage etc. according to your fantasy. (id:6769)

Living room 11.17 Ft x 10.92 Ft
Other 4.17 Ft x 6.00 Ft
4pc Bathroom .00 Ft x .00 Ft
Bedroom 11.17 Ft x 10.92 Ft
Kitchen 11.00 Ft x 7.83 Ft
Dining room 9.08 Ft x 10.92 Ft
Bedroom 13.00 Ft x 8.42 Ft

Bedroom 9.50 Ft x 9.25 Ft
Primary Bedroom 13.42 Ft x 9.92 Ft
Dining room 9.08 Ft x 10.92 Ft
Dining room 10.92 Ft x 9.08 Ft
4pc Bathroom .00 Ft x .00 Ft
3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

RE/MAX Realty Professionals

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

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