



712 Kingsmere Crescent Calgary Alberta

\$1,175,000

RARE FULL DUPLEX WITH FOUR POTENTIAL INCOME UNITS! Perfect for investors, multigenerational families, or buyers looking to live in one unit while generating rental income from the others. Exceptional full duplex INVESTMENT OPPORTUNITY with four total living spaces! With both sides of the duplex under one title, this versatile property offers excellent potential for investors, multigenerational families, or buyers looking to offset their mortgage by living in one unit and renting the others. The 712 upper unit features a bright 2-bedroom, 1-bath main floor with a large open-concept kitchen, dining area, and living room filled with natural light from oversized windows. The lower level beneath the front addition includes a third bedroom or ideal home office, plus a large storage room. The 710 upper unit offers 2 bedrooms, 1 bathroom, a spacious kitchen, dining area, and comfortable living room, also complemented by large windows and great natural light. Both upper units include their own private laundry. Each side also includes a 2-bedroom, 1-bath basement (illegal) suite with a kitchen, living room, and laundry, creating four separate living spaces in total. Both Basement suites are currently illegal; see information from the City outlining requirements to legalize. Subject to approval and permitting by the city/municipality. Situated on a large pie-shaped lot, the property includes a detached DOUBLE GARAGE, currently divided so each upper unit has its own private stall, adding convenience and additional rental potential. Plus Central A/C was installed on BOTH sides in 2020. This property offers multiple investment strategies—live in one unit and rent the others, accommodate extended family, or maximize rental income with four potential units in one property. | * some photos have been edited/virtually staged (id:6769)

Office 22.67 Ft x 7.92 Ft
Storage 15.50 Ft x 7.92 Ft
Primary Bedroom 12.67 Ft x 10.42 Ft
4pc Bathroom 8.33 Ft x 6.83 Ft
Bedroom 8.33 Ft x 14.00 Ft
Den 19.83 Ft x 9.33 Ft
Dining room 12.33 Ft x 8.83 Ft

Bedroom 8.25 Ft x 13.92 Ft
3pc Bathroom 8.25 Ft x 6.83 Ft
Dining room 19.33 Ft x 9.00 Ft
Living room 12.25 Ft x 21.00 Ft
Kitchen 8.50 Ft x 20.67 Ft
Bedroom 8.25 Ft x 13.25 Ft
Bedroom 11.83 Ft x 9.75 Ft

Listing Presented By:



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Kitchen 8.67 Ft x 20.92 Ft

4pc Bathroom 8.25 Ft x 6.92 Ft

Living room 12.33 Ft x 11.83 Ft

Kitchen 8.33 Ft x 9.58 Ft

Primary Bedroom 12.58 Ft x 10.33 Ft