



## 7375 Dalton Bay NW Calgary Alberta

\$1,100,000

Don't miss this RARE opportunity to own this FULL DUPLEX featuring FOUR separate suites! Ideally located just 5 minutes from the university! This fully tenanted unique property is perfect for investors or those looking to generate rental income. Each unit offers modern, spacious living areas with cozy bedrooms and well-designed layouts that ensure comfort and privacy. The duplex is designed for maximum rental potential, with separate entrances providing tenants with convenience and autonomy. This location is unbeatable for university students, faculty, or staff looking for close proximity to campus, as well as easy access to local shops, restaurants, and public transit. Whether you are looking for a high-yield rental property, a multi-generational living arrangement, or a combination of both, this property offers incredible flexibility. The large lot also provides plenty of outdoor space for tenants to enjoy, and the well-maintained building means minimal upkeep. This is a prime opportunity to secure a rare and highly profitable investment in a sought-after area. Opportunities like this don't come often - act fast! (id:6769)

Family room 20.75 Ft x 12.33 Ft  
Kitchen 8.83 Ft x 8.25 Ft  
3pc Bathroom 8.75 Ft x 7.25 Ft  
Laundry room 8.33 Ft x 8.67 Ft  
Bedroom 11.58 Ft x 9.50 Ft  
Bedroom 8.83 Ft x 11.92 Ft  
Family room 20.58 Ft x 12.33 Ft  
Kitchen 8.75 Ft x 8.25 Ft  
3pc Bathroom 8.83 Ft x 7.25 Ft  
Laundry room 8.33 Ft x 8.50 Ft

Bedroom 9.50 Ft x 11.50 Ft  
Bedroom 8.83 Ft x 11.92 Ft  
Other 9.92 Ft x 8.08 Ft  
4pc Bathroom 8.50 Ft x 6.42 Ft  
Primary Bedroom 12.50 Ft x 10.50 Ft  
Bedroom 8.42 Ft x 11.17 Ft  
Living room 12.17 Ft x 20.17 Ft  
Kitchen 11.67 Ft x 8.75 Ft  
Dining room 9.50 Ft x 8.75 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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

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