



## 75505 8 Avenue Calgary Alberta

\$900,000

Side-by-side duplex on a single title featuring FOUR fully self-contained units, each with its own private entrance, separate appliances, and in-suite laundry—a RARE and efficient multi-family opportunity in SE Calgary. Many of the units have been thoughtfully updated with newer cabinetry, quartz countertops, and modern finishes, creating a clean, contemporary feel for tenants. A new FOUR CAR detached garage adds significant value and is currently rented to two separate business tenants, providing additional income potential. Fence posts have already been installed, offering a head start for a future owner to complete the fencing and further enhance privacy and curb appeal. All existing tenants would like to stay, making this a truly turn-key investment with immediate flow. The location is a major highlight: just 1.1 km to Lucky Supermarket, steps from multiple well-reviewed restaurants, and only a two-minute walk to the nearest playground. The property is also within walking distance to FOUR schools, making it highly attractive to families and long-term tenants. Residents enjoy easy access to parks, established pathway systems, excellent transit, and nearby shopping, with quick connectivity to major routes throughout the city. A strong income property in a proven rental location with excellent walkability and long-term upside. What are you waiting for? (id:6769)

4pc Bathroom 4.92 Ft x 7.00 Ft

Bedroom 9.17 Ft x 14.67 Ft

Bedroom 9.17 Ft x 11.50 Ft

Dining room 9.33 Ft x 12.17 Ft

Kitchen 8.83 Ft x 13.17 Ft

Recreational, Games room 12.25 Ft x 8.50 Ft

Furnace 9.17 Ft x 6.17 Ft

4pc Bathroom 4.92 Ft x 6.83 Ft

Bedroom 9.17 Ft x 11.50 Ft

Bedroom 8.92 Ft x 14.75 Ft

Kitchen 12.58 Ft x 11.17 Ft

Recreational, Games room 12.58 Ft x 14.08 Ft

Storage .00 Ft x .00 Ft

Furnace 9.08 Ft x 20.25 Ft

4pc Bathroom 6.42 Ft x 7.08 Ft

Bedroom 9.92 Ft x 12.00 Ft

Dining room 9.92 Ft x 8.42 Ft

Kitchen 9.08 Ft x 9.08 Ft

Living room 13.25 Ft x 15.50 Ft

Listing Presented By:



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<http://www.alilarsen.com/>

**RE/MAX Realty Professionals**

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