

922 17 Avenue Calgary Alberta

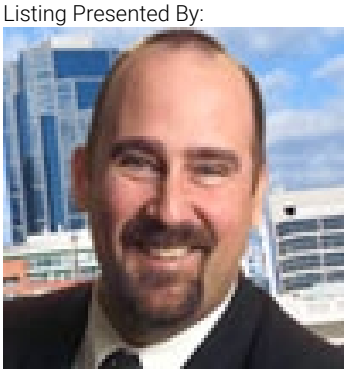
$1,475,000

Exceptional Investment Opportunity in the Heart of Mount Pleasant! This brand new front and back duplex offers four fully self contained legal dwelling units, making it an ideal addition to any real estate portfolio or a perfect opportunity for owner occupants seeking mortgage helping rental income. Each upper residence features a thoughtfully designed floor plan with 3 spacious bedrooms, 2 full bathrooms, convenient upper-floor laundry, and a bright, open-concept main level complete with a welcoming living room, dining area, modern kitchen, and a 2-piece powder room. The legal basement suites offer 1 bedroom, 1 full bathroom, separate laundry, and private entrances, providing comfortable and desirable rental accommodations. Built with quality craftsmanship and contemporary finishes throughout, this property also includes a double detached garage and low-maintenance landscaping. Situated in the highly sought-after community of Mount Pleasant, residents will enjoy easy access to SAIT, downtown Calgary, Confederation Park, schools, transit, and an abundance of popular restaurants, cafes, shopping, and everyday amenities. With strong rental demand, excellent cash-flow potential, and a prime inner-city location, this is a rare turnkey investment opportunity you won't want to miss. (PLEASE NOTE: PHOTOS ARE FROM A DIFFERENT PROJECT BY THE SAME BUILDER) (id:6769)

Bedroom 8.00 Ft x 9.42 Ft
Bedroom 10.00 Ft x 8.08 Ft
Living room 6.42 Ft x 10.75 Ft
Kitchen 5.17 Ft x 11.00 Ft
4pc Bathroom 9.00 Ft x 5.00 Ft
Furnace 6.75 Ft x 6.25 Ft
Foyer 5.33 Ft x 5.83 Ft
Other 5.33 Ft x 6.67 Ft

Kitchen 12.75 Ft x 8.50 Ft
Living room/Dining room 14.33 Ft x 10.58 Ft
2pc Bathroom 5.00 Ft x 5.00 Ft
Primary Bedroom 9.00 Ft x 11.58 Ft
Bedroom 8.00 Ft x 9.00 Ft
Bedroom 8.00 Ft x 9.00 Ft
3pc Bathroom 9.00 Ft x 5.83 Ft
4pc Bathroom 5.00 Ft x 8.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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