



929 38 Street Calgary Alberta

\$899,900

Exceptional high-income investment opportunity, with a potential monthly rent of \$7100. And a potential cap rate of 6.85%. Featuring a 10 bedroom home with 8 beds above grade and a separate, fully legal 2 bedroom basement suite. This massive two-storey property is purpose-built for room-by-room rentals, with additional income potential from the legal basement suite and the option to rent out the garage separately. Multi-family living, or extended family use, offering strong cash-flow potential in a high-demand rental location. Featuring over 4000 sq ft of developed living space, the home features a highly functional layout designed for shared living. The upper floor is thoughtfully designed with seven bedrooms and three bathrooms, including one bedroom with a private full ensuite, a five-piece bathroom shared between bedrooms, and an additional four-piece Jack-and-Jill bathroom, providing excellent usability and privacy for multiple occupants. A spacious bonus room further enhances the layout, while the very open floor plan and large windows throughout flood the home with natural light and strongly enhance tenant appeal. A large front foyer creates an inviting first impression. The main floor offers additional living space and a separate laundry room, 1 bedroom and a 4 piece bath, while the fully self-contained LEGAL two-bedroom basement suite includes its own laundry and a generous living area, making the property exceptionally well suited for efficient room-by-room leasing or multi-family use. The home underwent a significant transformation in 2015, with upgrades including a newer roof, windows, hot water tank, updated kitchen, and renovated bathrooms, minimizing near-term capital expenditures. Solidly built, well maintained, and turnkey for income generation, this property offers both immediate revenue potential and long-term value. Additional investment highligh...

- Other 10.00 Ft x 15.00 Ft
- Recreational, Games room 15.00 Ft x 18.08 Ft
- Laundry room 4.75 Ft x 10.00 Ft
- Furnace 5.92 Ft x 13.58 Ft
- Bedroom 8.67 Ft x 10.50 Ft
- Bedroom 8.67 Ft x 10.08 Ft

- Foyer 6.58 Ft x 11.00 Ft
- Laundry room 7.75 Ft x 9.67 Ft
- Bedroom 13.42 Ft x 10.67 Ft
- 5pc Bathroom 8.17 Ft x 10.67 Ft
- Bonus Room 14.33 Ft x 17.58 Ft
- Other 12.00 Ft x 7.50 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

<http://www.calgaryproperties.info/>

RE/MAX Realty Professionals

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

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

4pc Bathroom 8.67 Ft x 10.00 Ft

Kitchen 12.17 Ft x 17.17 Ft

Dining room 12.17 Ft x 8.75 Ft

Living room 14.42 Ft x 18.75 Ft

Bedroom 8.83 Ft x 10.17 Ft

Bedroom 11.75 Ft x 12.42 Ft

Primary Bedroom 11.75 Ft x 12.50 Ft