

2833 9 Avenue SE  
Calgary, Alberta

MLS # A2252530



\$888,000

|           |                                                              |        |                   |
|-----------|--------------------------------------------------------------|--------|-------------------|
| Division: | Albert Park/Radisson Heights                                 |        |                   |
| Type:     | Residential/Duplex                                           |        |                   |
| Style:    | Attached-Side by Side, Bungalow                              |        |                   |
| Size:     | 1,781 sq.ft.                                                 | Age:   | 1962 (63 yrs old) |
| Beds:     | 8                                                            | Baths: | 4                 |
| Garage:   | Double Garage Detached                                       |        |                   |
| Lot Size: | 0.14 Acre                                                    |        |                   |
| Lot Feat: | Back Lane, Few Trees, Lawn, Rectangular Lot, Street Lighting |        |                   |

|             |                                                |            |      |
|-------------|------------------------------------------------|------------|------|
| Heating:    | Forced Air                                     | Water:     | -    |
| Floors:     | Carpet, Linoleum, Tile                         | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                | Condo Fee: | -    |
| Basement:   | Separate/Exterior Entry, Finished, Full, Suite | LLD:       | -    |
| Exterior:   | Concrete, Stucco, Wood Frame                   | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                | Utilities: | -    |
| Features:   | Laminate Counters                              |            |      |

Inclusions: N/A

Investor's opportunity! R-CG zoned 4 units Full Duplex, both upstairs units boast original hardwood flooring, large bright windows and 2 generously sized bedrooms. Both basement legal suites have 2 bedrooms and large living rooms. Walking distance to Franklin C-Train station, Radisson Park School, Memorial Drive, Shopping, Restaurants and with quick Downtown access. Live in one unit and rent others or use entirely as income property. All appliances: Fridge x4, Rang x4, Hood Fan x3, Washer/Dryer x4, are included and will be as is condition. Back building windows are new, 2024. Oversized double detached garage could bring additional rental income.