



522 21 Avenue NW  
Calgary, Alberta

MLS # A2286428



**\$699,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	1912 (114 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	7
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

**ATTENTION INVESTORS & OWNER-OCCUPIERS:** Rare opportunity to acquire a high-yield, inner-city property designed for multiple use purposes. Whether you want a turn-key cash cow or a "live-in" investment where your tenants pay the entire mortgage, this Mount Pleasant home is the perfect fit. **THE HIGHLIGHTS:** 7 BEDROOMS WITH 7 BATHROOMS. A truly rare configuration! You can rent the whole house or "live and rent" with good privacy. **PRIME NEIGHBOURHOOD & EQUITY:** Located in the heart of Mount Pleasant, a community known for its high-end new-build infills. You are investing in a prime area where property values are supported by significant local redevelopment. **CASH FLOW:** Currently generating approximately \$5,000 per month in rental income. **LOCATION:** Minutes from SAIT, the University of Calgary, and Downtown. High demand from students and professionals ensures zero vacancy and consistent returns. **FLEXIBLE FINANCING & MOTIVATED SELLER:** The seller is highly motivated to sell for personal reasons and offering creative solutions to help you secure this asset: Vendor Take-Back (VTB) / Seller Financing available. Zero Down-Payment opportunities for qualified buyers. Stop paying a mortgage and start collecting one! Ask for details on these unique incentives. **MECHANICAL & SAFETY (Low Maintenance)** Major capital expenses have already been addressed: 2019: New Electrical Panel (100-amp) & New Hot Water Tank. 2011: Full Sewer Line replacement to the city. 2009: New Roof and Boiler system. **SAFETY:** Hard-wired smoke/CO detectors, fire-rated drywall in mechanical areas, and fire extinguishers installed. Don't miss out on this rare Mount Pleasant gem. Book your private tour today!