



**422 40 Street NE**  
**Calgary, Alberta**

**MLS # A2309318**



**\$554,999**

<b>Division:</b>	Marlborough		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	728 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Garden, Irregular Lot, Landscaped, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** 2 stoves, 2 fridges, 2 washers, 2 dryers

TURNKEY INVESTMENT OPPORTUNITY in established NE Calgary &mdash; this fully renovated bi-level duplex has been rented consistently every year at \$3,000/month and is now vacant and move-in ready. \*\*\* Last tenants recently moved out &mdash; property is freshly cleaned, vacant and available for immediate possession June 30, 2026. A proven income-generating property with zero vacancy history. \*\*\* UPPER UNIT features 2 bedrooms | 4pc bathroom | Completely remodelled kitchen with new cabinets, counters & flooring | New bathroom flooring, tiling & cabinetry | Mirrored closet doors | All appliances included. \*\*\* LOWER ILLEGAL SUITE features 2 bedrooms | 3pc bathroom | Full kitchen | Rec room | Laminate flooring in bedrooms | In-suite laundry. Please note the lower illegal suite does not have development permits and is considered non-conforming &mdash; buyers to conduct their own due diligence regarding permits and compliance with the City of Calgary. \*\*\* OUTSIDE features a large detached garage (21.42 x 21.58 ft &mdash; 437 sq ft) | Fully fenced yard | Mature trees | Great curb appeal. \*\*\* Each unit includes its own stove, fridge, washer & dryer. \*\*\* Whether you are an investor looking for a proven rental or a savvy buyer looking to live in one unit and rent the other &mdash; this property delivers on every level. \*\*\* Seller is related to listing agent.