



**7528 and 7526 35 Avenue NW
Calgary, Alberta**

MLS # A2322589



\$849,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,287 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Fridge and Stove in other unit, Storage Shed

Potential, Potential, POTENTIAL!!! Only the 2nd owner in over 40 years and this property has generated fantastic returns and remains today, a great revenue producing, money maker! This is a full SxS Bi-level brick faced duplex, featuring 3 bedrooms, one full and one half baths per side, located on a large 50x123 R-CG lot, on a very quiet street in the heart of Bowness! The main floor offers a bright and open floor plan featuring vaulted ceilings and main floor laundry. There are balconies right off the kitchens (on both sides). The lower level has 3 bedrooms and the 4-pce bath. Both sides have newer H/W tanks and F/A furnaces. The right side (or 7526) was recently renovated, newer carpet, lino and bath room updates. There is also a double car garage in need of a little TLC, each tenant shares half. Tenants rights apply!! The 7526 side tenants are on a month to month tenancy at \$1,700/month plus utilities and the 7528 side is on a fixed term lease until August 2027 at \$2,000/month plus utilities. Excellent location, a short walk to the new Superstore, across from Trinity Hills Box stores, two minutes away from the Calgary Farmer's Market in the Greenwich community, only 5 minutes away from two hospitals, a short commute to downtown and easy access west to the mountains! Note: INTERIOR measurements are for ONE SIDE only. Hurry on this great, affordable investment!!!