



GRASSROOTS
REALTY GROUP

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89 Spring Haven Close SE
Airdrie, Alberta

MLS # A2327151



\$585,000

Division:	Big Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Carport, Covered, Driveway, On Street		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Baseboard, Electric, Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	3-27-29-W4
Zoning:	DC-16-C
Utilities:	-

Inclusions: Two refrigerators, two built-in dishwashers, one electric range, one gas stove, one stacked washer and dryer, and one additional washer and dryer.

Exceptional turnkey investment opportunity! This fully legalized up/down bungalow is ideally suited for investors seeking immediate cash flow with reliable rental income. Both the upper and lower suites are fully tenanted with quality tenants in place, offering a true plug-and-play investment from day one. The legal suite in the basement was professionally developed and legalized in 2019 and features 2 bedrooms, a den, a full kitchen, spacious living and dining areas, full-sized laundry, a private side entrance, and its own outdoor living space. The upper legal suite also offers a full kitchen, full-sized laundry, private front entrance, and front deck, creating two completely independent living spaces. The thoughtfully designed layout includes separate yard areas for each legal suite following the legalization, providing added privacy for both tenants. A large carport with additional storage adds further convenience and value. A strong income-producing property with an efficient operating structure, tenants pay the majority of utilities (owner responsible for water/sewer), and tenants are responsible for lawn care. Whether you're expanding your portfolio or purchasing your first investment property, this is a rare opportunity to acquire a fully legalized, income-generating property with excellent long-term potential.