



GRASSROOTS
REALTY GROUP

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254 23 Avenue NE
Calgary, Alberta

MLS # A2332077



\$999,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,369 sq.ft.	Age:	1970 (56 yrs old)
Beds:	10	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

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

Inclusions: 2 Electric Stoves, 10- Refrigerators. 2 Microwave ovens, 2 washers, 2 Dryers, window coverings.

Fantastic Investment opportunity. Fully rented 10 Bedroom duplex, Prime Inner-City location ! Tuxedo Full Duplex, just off Edmonton Trail next to Commercial property. Very strong cash flow with High demand rental units. Consistently 100% occupied with quality tenants. In addition to 10 bedrooms there 2 Full baths, 2 Half baths, 2 Kitchens on the main (1 each side)Each room has a refrigerator, 2 dining areas. Each side has a laundry room. There is an oversized single garage (not rented) and off street parking. Property is made up of 2 lots on one title, zoned R-CG offering good long term investment potential. Easy access to transit.