



GRASSROOTS
REALTY GROUP

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3911 1 Street NW
Calgary, Alberta

MLS # A2332916



\$450,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	801 sq.ft.	Age:	1959 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: In Basement: Fridge, Washer/Dryer, Microwave

Investment opportunities like this are becoming increasingly difficult to find. Offering immediate rental income, two self-contained living spaces, and the long-term advantages of owning a detached home in the established community of Highland Park, this property is an excellent addition to any real estate portfolio. Located in the desirable inner-city community of Highland Park, investors will appreciate the strong rental appeal created by convenient access to downtown Calgary, Centre Street, Edmonton Trail, Deerfoot Trail, public transit, parks, schools, shopping, restaurants, and nearby amenities. The central location continues to attract tenants seeking affordable housing with excellent access throughout the city, making this a smart long-term investment. The property features two separate living spaces, providing excellent income potential and flexibility. The main floor offers a well-maintained two-bedroom, one-bathroom living space with its own private washer and dryer. Thoughtful updates completed in approximately 2015 provide a move-in-ready living environment that continues to appeal to quality tenants. The lower level features a separate one-bedroom, one-bathroom illegal suite, also complete with its own private washer and dryer. One of the standout advantages of this property is that both are currently occupied under one-year lease agreements, providing immediate rental income from day one and reducing the uncertainty and costs associated with securing new tenants. Outside, the detached single garage further enhances the property's desirability by providing secure parking, additional storage, or flexible space for tenant use. An increasingly valuable feature for rental properties in established inner-city neighbourhoods. Whether you are looking to expand your investment portfolio, enter the Calgary rental market, or secure a property with future redevelopment

potential commonly associated with established inner-city communities, this property offers outstanding value. Combining immediate cash flow, a detached home, two income-producing living spaces, a detached garage, and an exceptional Highland Park location, this is an investment opportunity well worth your consideration.