



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5415 5 Street SW
Calgary, Alberta

MLS # A2351377



\$700,000

Division:	Windsor Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,064 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All appliances x2 (1 up, 1 down)

Prime opportunity for corner lot up/down duplex rental property with future development potential. This is an UP/DOWN DUPLEX (5415 and 5417 5 ST SW... 2 furnaces, 2 hot water tanks, 2 separate entries/unit) on a large corner lot in the rapidly developing and centrally located community of Windsor Park. This property is a 5 minute walk to Chinook Centre, Britannia Shopping Centre, and a short commute to DT. Each unit has been renovated with most newer windows, newer insulation, newer roof, and includes 2 large bedrooms for each unit, a 4 pc bathroom for each unit, spacious living room, great kitchens with dining area, and separate laundry/utility room up and down. Detached garage with ample parking space. OWNER PURCHASER could live in one unit and rent out the other - Excellent opportunity to get into Windsor Park and subsidize your mortgage with rental income possible to qualify for a larger mortgage. OR If you are a LANDLORD looking for an excellent and super solid rental property with ample parking at the rear on a large corner lot, each unit could rent out for approximately \$2000/month. OR If you are BUILDER OR DEVELOPER…this is an excellent opportunity to capitalize on the city’s land use strategy for the area that has designated corner lots to be up-zoned to higher density (R-C2 to R-CG) plans for a 3 UNIT 3 BR TOWNHOME complex with TRIPLE GARAGE have already been completed. Please enquire for additional details. Incredible value for this area to live/rent and redevelop down the road or right now.... your choice!