



GRASSROOTS
REALTY GROUP

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118 & 120 30 Avenue NW
Calgary, Alberta

MLS # A2206367



\$999,900

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,058 sq.ft.	Age:	1967 (58 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Unfinished	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Natural Woodwork, No Animal Home, See Remarks, Separate Entrance		

Inclusions: None

***W*O*W* Opportunity knocks: double the doors - double the returns!** This side-by-side duplex is your ticket to cash flow income, long-term wealth and provides endless potential. An amazing chance to turn this property into 4 fully contained, rental assets in a matter of months. The interior has been meticulously maintained over the years and provides a great starting palette. Enjoy the original hardwood flooring, inviting living area with large windows + functional kitchen. These mirrored floor plans boast 1,029 sqft, 3 bedrooms + 1 bathroom upstairs on each side and a complete open concept layout in the basement. With private entrances to each lower level, this has huge possibilities written all over it. The recently replaced furnaces and hot water tanks on both sides add to the appeal. Don't miss the double garage + extended parking pad in the back, providing adequate space for all future residents. Situated on a full 50 X 120 foot lot, this is not only an intelligent rental investment but a smart land acquisition. You know enough to buy real estate based on location: here you are a block from Tuxedo Park, walkable to bus stops, close to all daily amenities and 10 minutes into the downtown core. Contact your favourite Agent to obtain all details pertaining to the renderings, plans and financial projections. Brand new RPR on order. Act quick on this one, quality duplex properties rarely make it to market. Click to watch the interactive feature video on YouTube!