



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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 ASSOCIATE

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2213, 2215 23 Street SW
 Calgary, Alberta

MLS # A2150750



\$1,199,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,592 sq.ft.	Age:	1950 (74 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Heated Garage, Quad or More Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwashers are x2, All other appliances are x3

This listing includes two semi-detached houses with 3 suites. Terrific location + situated on a 50 x 160 foot flat lot with west backyard to be enjoyed by all tenants as well as a large four car garage with a gas heater. Excellent investment/holding property. Currently the total monthly rent is \$5575 per month plus utilities + two of the tenants are long term tenants. Nice curb appeal with newer roof - 2015, The upper suite is a cute renovated bungalow style home with large living room, 2 big bedrooms + nice layout. It is rented for \$2000 per month with a lease till June 1, 2025. Below it is the second suite which is a legal suite, rented with a lease until July 1, 2025 for \$1425 per month + offers large windows, renovated kitchen, 2 bedrooms + 2 bathrooms. The third unit, 2213, is bright + has a wood burning fireplace spacious bright kitchen + 3 bedrooms down. This one rents for \$2150 per month with a lease until July 1, 2025. Excellent location close to shopping, restaurants, parks + downtown.