



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**210, 212 31 Avenue, Calgary T2E 2E9**

MLS®#: **A2125597**

Area: **Winston  
Heights/Mountview  
Calgary**

Listing Date: **04/24/24**  
Change: **None**

List Price: **\$925,000**

Status: **Pending**

Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**  
Sub Type: **Full Duplex**  
City/Town: **Calgary**  
Year Built: **1978**

Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **4,712**  
Low Sqft:  
Ttl Sqft: **4,712**

DOM

**25**  
Layout  
Beds: **0**  
Baths: **0.0 (0 0)**  
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **4**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Alley Access,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat:

Construction: **Stucco,Vinyl Siding,Wood Frame**  
Flooring:  
Water Source:  
Fnd/Bsmt: **Slab**

Kitchen Appl: **Refrigerator,Stove(s)**  
Int Feat:  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**  
Legal Desc: **3980AM**  
Zoning: **R-C2**

Remarks

Pub Rmks: **Prime Investment Opportunity in Winston Heights! Calling all savvy investors! Don't miss out on this golden opportunity to expand your portfolio with this exceptional full duplex on a spacious 50x120 lot. Located in one of Calgary's most promising neighborhoods, this property offers two units, each brimming with**

rental potential. Unit 210 boasts 3 bedrooms on the upper floor, with an additional bedroom on the main floor, offering multiple entrances for added convenience. Meanwhile, Unit 212 features 3 generously sized bedrooms upstairs and 2 bedrooms on the main floor. Both units offer three separate entrances for ease of access. Adding both units, this property is 4712 sqft. Whether you're a seasoned investor looking to diversify your holdings or a newcomer eager to enter the lucrative world of real estate investment, this full duplex in Winston Heights presents a rare chance to secure your financial future. Take advantage of Calgary's thriving real estate market and arrange a viewing with your preferred realtor today to capitalize on this lucrative opportunity!

Inclusions:

Property Listed By:

210 - Refrigerator, Stove 212 - Refrigerator, Stove

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













