



THE A-TEAM

RE/MAX FIRST

735 67 Avenue, Calgary T2V 0M4

MLS@#: A2147977 Area: Kingsland Listing Date: 07/09/24 List Price: \$899,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Multi-Family
Sub Type: Full Duplex
City/Town: Calgary
Year Built: 1959
Lot Information
Lot Sz Ar: 6,092 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,835
Low Sqft:
Ttl Sqft: 1,835

DOM: 207
Layout
Beds: 0
Baths: 0.0 (0 0)
Style: Side by Side
Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat:
Park Feat: Alley Access, Carport, Double Garage Detached, On Street

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer: Public Sewer
Ext Feat:
Construction: Stucco, Wood Frame
Flooring:
Water Source: Public
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Electric Stove, Refrigerator
Int Feat:
Utilities: Electricity Connected, Natural Gas Connected

Room Information

Table with 5 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Dimensions

Title: Fee Simple
Legal Desc: 784HQ
Zoning: R-C2

Remarks

Pub Rmks: This is a duplex with 4 rental units in Kingsland. 735 67th is located just south of Chinook Center and an easy walk to both Elbow Drive to the west and MacLeod

Trail to the east. The lower suites on the East and the West side are illegal suites. To achieve market rents it is suggested that a Buyer will need to completely renovate the building and obtain City of Calgary "secondary suite" approval. The windows, most of the interior finishing and fixtures are original. Current rent for the east side is \$1940/month (upper \$1,120). The west side of the duplex has been kept vacant and is ready for renovation! NOTE: photos are of the west side of the building. The east side is in similar condition to the west side. Use Showing Time to set up a viewing of the vacant W2.

Inclusions:
Property Listed By:

3 Fridges, 3 stoves all window coverings owned by the Seller
Michael Fleming Realty Corp.

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









