



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: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
 Sub Type: **Full Duplex**
 City/Town: **Calgary**
 Year Built: **1959**

Finished Floor Area

Abv Sqft: **1,835**
 Low Sqft:
 Ttl Sqft: **1,835**

DOM

69
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style: **Side by Side**

Lot Information

Lot Sz Ar: **6,092 sqft**
 Lot Shape:

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

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **R-C2**
 Legal Desc: **784HQ**

Remarks

Pub Rmks: **Kingsland duplex with 4 rental units. 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. To obtain maximum rents some thoughtful renovations will be required. Current rent as of August 1st is \$1940/month for 2 rental units. The west side of the duplex is currently vacant and will require a full cosmetic upgrade to maximize market rents and apply for secondary suite approval. Use Showingtime to set up 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











