



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2213, 2215 23 Street, Calgary T2T 5H6**

MLS®#: **A2150750**

Area: **Richmond**

Listing **07/24/24**

List Price: **\$1,149,900**

Status: **Active**

County: **Calgary**

Date:  
Change: **-\$49k, 08-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Full Duplex**  
City/Town: **Calgary**  
Year Built: **1950**

Lot Information

Lot Sz Ar: **8,223 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**  
Park Feat: **Heated Garage,Quad or More Detached**

DOM

**120**  
Layout  
Beds: **6 (2 4 )**  
Baths: **4.5 (4 1)**  
Style: **Bungalow,Side by Side**

Parking

Ttl Park: **4**  
Garage Sz: **4**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Stone,Stucco,Wood Frame,Wood Siding**  
Flooring: **Carpet,Hardwood,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`6" x 8`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 9`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`10" x 12`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`6" x 7`3"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`0" x 2`6"</b>	<b>Covered Porch</b>	<b>Main</b>	<b>11`5" x 7`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 12`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 10`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 7`0"</b>	<b>Kitchen With Eating Area</b>	<b>Basement</b>	<b>15`6" x 8`8"</b>
<b>Living Room</b>	<b>Basement</b>	<b>14`0" x 11`0"</b>	<b>Flex Space</b>	<b>Basement</b>	<b>13`0" x 12`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`6" x 5`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`0" x 11`4"</b>

4pc Bathroom  
 Kitchen  
 Living Room  
 2pc Bathroom  
 Bedroom  
 4pc Bathroom

Basement  
 Main  
 Main  
 Main  
 Basement  
 Basement

8`0" x 5`0"  
 12`0" x 7`10"  
 16`0" x 14`2"  
 7`0" x 3`5"  
 9`6" x 8`3"  
 6`10" x 5`0"

4pc Ensuite bath  
 Dining Room  
 Foyer  
 Bedroom - Primary  
 Bedroom

Basement  
 Main  
 Main  
 Basement  
 Basement

7`6" x 5`0"  
 16`3" x 11`4"  
 6`4" x 3`6"  
 13`6" x 11`0"  
 9`6" x 8`3"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **5140AG**

Zoning: **R-C2**

Remarks

Pub Rmks: **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.**

Inclusions: **Diswashers are x2, All other appliances are x3**  
 Property Listed By: **Real Estate Professionals Inc.**

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







