



THE
A-TEAM

**RE/MAX
FIRST**

2213, 2215 23 Street, Calgary T2T 5H6

MLS®#: **A2150750**

Area: **Richmond**

Listing Date: **07/24/24**

List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **None**

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

54

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

4pc Bathroom	Basement	8`0" x 5`0"	4pc Ensuite bath	Basement	7`6" x 5`0"
Kitchen	Main	12`0" x 7`10"	Dining Room	Main	16`3" x 11`4"
Living Room	Main	16`0" x 14`2"	Foyer	Main	6`4" x 3`6"
2pc Bathroom	Main	7`0" x 3`5"	Bedroom - Primary	Basement	13`6" x 11`0"
Bedroom	Basement	9`6" x 8`3"	Bedroom	Basement	9`6" x 8`3"
4pc Bathroom	Basement	6`10" x 5`0"			

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