



THE A-TEAM

RE/MAX FIRST

2412 43 Street, Calgary T2B 1H7

MLS@#: A2163308 Area: Forest Lawn Listing Date: 09/05/24 List Price: \$875,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Multi-Family
Sub Type: Full Duplex
City/Town: Calgary
Year Built: 1968
Lot Information
Lot Sz Ar: 6,092 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,895
Low Sqft:
Ttl Sqft: 1,895

DOM 14
Layout
Beds: 0
Baths: 0.0 (0 0)
Style: Bi-Level, Side by Side
Parking
Ttl Park: 4
Garage Sz: 3

Access:
Lot Feat:
Park Feat: Additional Parking, Stall, Triple Garage Detached

Utilities and Features

Roof: Tar/Gravel
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Entrance
Construction: Brick, Stucco
Flooring: Ceramic Tile, Hardwood, Linoleum
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dryer, Electric Stove, Refrigerator, Washer

Room Information

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

Title: Fee Simple
Legal Desc: 2919HH
Zoning: R-C2

Remarks

Pub Rmks: This is the investment opportunity you've been waiting for. Each side of the duplex measures almost 950 sq ft and have non-conforming suites downstairs. All the

units are 2 bedroom and 1 4pc bathroom. Shared laundry downstairs on each side. Long term tenants 7 years to almost 30 years. rents are incredibly low and WELL UNDER market rates. Room to renovate suites and increase rents. 1 double garage and one single garage could be rented separately. Building has had significant updates over the last few years. Newer tar and gravel roof, newer HE furnaces and mid efficient HWTs. Tenants would love to stay but understand that they are not paying enough. 2410 (UP) is very well kept with a 30 year tenant and he also has the double garage. 2410 Downstairs is a 10 yr plus tenant but the unit needs to be emptied and updated. Current tenant there is a bit of hoarder. 2412 Upstairs is in decent condition, 7 year tenants with dogs and cats(could use a bit of a facelift) 2412 Basement has 9 year tenant and could definitely use a little bit of love. Build some equity through renovations and increase your cash flow, or live in one unit and rent the others. Lots of possibilities. Call your favourite Realtor to explore the options here. No showings without an accepted offer.

Inclusions:

Property Listed By:

2ND DRYER, 2ND WASHER, 3 ADDITIONAL STOVES, 3 ADDITIONAL FRIDGES
RE/MAX Real Estate (Central)

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









