



THE
A-TEAM

**RE/MAX
FIRST**

2632 CAPITOL HILL Crescent, Calgary T2M 4C3

MLS®#: **A2172809**

Area: **Banff Trail**

Listing Date: **10/15/24**

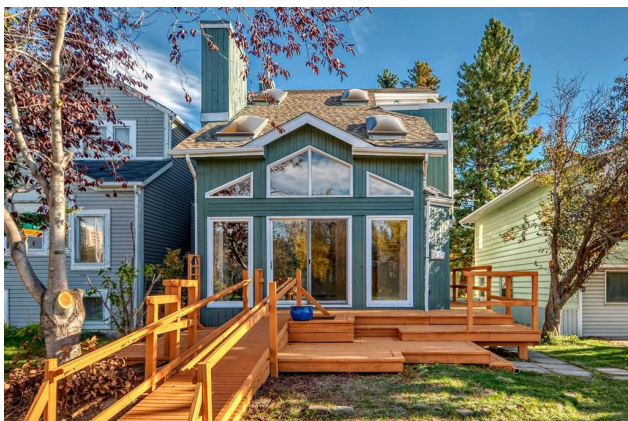
List Price: **\$1,050,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 17-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar: **3,541 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,459**
Low Sqft:
Ttl Sqft: **2,459**

DOM

3
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Stone,Vinyl**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Oven,Refrigerator,Stove(s),Washer**
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	16`5" x 11`7"
Bedroom	Main	14`0" x 11`9"
Living Room	Main	18`6" x 14`5"
Office	Second	3`11" x 7`3"
6pc Ensuite bath	Second	8`8" x 12`9"
4pc Bathroom	Second	5`5" x 14`3"
Storage	Third	20`0" x 11`2"

Room	Level	Dimensions
Kitchen	Main	16`7" x 11`9"
2pc Bathroom	Main	5`0" x 4`11"
Storage	Second	4`0" x 5`3"
Bedroom - Primary	Second	16`5" x 15`7"
Bedroom	Second	14`2" x 12`3"
Balcony	Third	7`3" x 8`10"
Bedroom	Third	16`7" x 15`5"

Bedroom
4pc Bathroom

Basement
Basement

19`9" x 9`5"
12`7" x 4`7"

Family Room
Bedroom
Legal/Tax/Financial

Basement
Basement

16`3" x 11`2"
16`4" x 14`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2846GW

Remarks

Pub Rmks:

Open House 1-3pm Saturday, October 19, 2024. Prime Investment: Income-Generating Property. Discover a lucrative opportunity in Banff Trail, directly across from the University of Calgary. This recently R-CG zoned property boasts unbeatable proximity to the C-Train, schools, parks, hospitals, and shopping. The current owner has retired and is relocating. The extensively renovated home offers 3,571 square feet of finished living space across four levels, ideal for generating substantial rental income or accommodating a large family. The upper levels feature 4 oversized bedrooms, 3 full bathrooms, 2 dens, and ample storage. The lower level offers a 2-bedroom suite with oversized bedrooms, a full bath, and a separate entrance. The property is turnkey ready, featuring modern tiled bathrooms, a new 528 square feet double garage, a newly renovated exterior with a brand-new balcony and new decks, and a renovated basement with granite countertops. Newer appliances and roof provide peace of mind. Currently, each upstairs bedroom generates \$1,050 a month in income, and each basement bedroom generates \$950, providing a total annual income of \$73,200. This represents about 6% yield on the house price. with significant potential for increased income as market rents rise. The astute investor can achieve semi or even full retirement upon purchase! Additionally, this large property can easily accommodate 2 more bedrooms to maximize rental income. Call today to schedule a viewing and secure this exceptional investment property.

Inclusions:
Property Listed By:

no
Datong Property Management Ltd.

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







