



THE
A-TEAM

**RE/MAX
FIRST**

9751 ELBOW Drive, Calgary T2V 1M4

MLS®#: **A2178062** Area: **Haysboro** Listing **11/08/24** List Price: **\$995,000**
 Status: **Active** County: **Calgary** Date: Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1958**
Lot Information
 Lot Sz Ar: **6,006 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,000**
 Low Sqft:
 Ttl Sqft: **1,000**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot,Treed**
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Standard,Forced Air**
 Sewer:
 Ext Feat: **Lighting,Playground**

Construction: **Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator**
 Int Feat: **Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	16`6" x 11`6"	Living Room	Main	18`6" x 12`6"
Game Room	Basement	31`0" x 11`6"	Storage	Basement	6`6" x 6`0"
Laundry	Basement	16`0" x 11`0"	Bedroom - Primary	Main	13`0" x 11`6"
Bedroom	Main	10`0" x 8`6"	Bedroom	Main	10`0" x 8`0"

3pc Bathroom

Basement

6`0" x 5`6"

4pc Bathroom
Legal/Tax/Financial

Main

8`0" x 5`0"

Title:
Fee Simple
Legal Desc:

4704HL

Zoning:
H-GO

Remarks

Pub Rmks:

ATTENTION BUILDERS & INVESTORS WITH THE DESIRE FOR THE IDEAL INVESTMENT OPPORTUNITY! | WILL INCLUDE APPROVED DP FOR 10 UNITS IN PURCHASE PRICE. PERFECT FOR PURPOSE BUILT RENTAL! | THE PERFECT PROJECT FOR CMHC- MLI SELECT FINANCING | ENJOY THE OPPORTUNITY OF AS LITTLE AS 5% DOWN + 50 YEAR AMORTIZATION = STRONG ROI!! Imagine the opportunity to build a highly sought-after, income-generating 5-plex + 5 legal basement suites in the desirable Haysboro community - a project that could deliver substantial returns while providing a fresh, modern housing option for Calgary's rental market. This project envisions five carefully designed, upscale units, each with a fully legal, self-contained basement suite. With Calgary's rental demand on the rise, this multi-family layout offers a unique approach: dual-income streams per unit. Picture each primary suite featuring an open, inviting floor plan with three bedrooms, a high-end kitchen, and a welcoming living space, ideal for young professionals or families. Below each unit, a fully legal basement suite with a separate entrance and designated parking offers a private, one-bedroom retreat that appeals to tenants looking for affordability without sacrificing comfort. Building this 5-plex with five legal suites positions you to tap into a robust rental market in Haysboro, a community known for its proximity to transit, shopping, schools, and parks. This location enhances tenant appeal and supports long-term occupancy, which is essential for maximizing revenue. Beyond the income potential, constructing this type of property aligns with Calgary's increased demand for higher-density housing, especially in established neighborhoods. By developing this project, you'll not only be addressing a crucial housing need but also creating a valuable asset that promises both stability and growth in one of Calgary's strongest rental markets.

Inclusions:
Property Listed By:

None
RE/MAX House of Real Estate

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



