



THE
A-TEAM

**RE/MAX
FIRST**

7002 54 Avenue, Calgary T3B 4C3

MLS®#: **A2179986**

Area: **Silver Springs**

Listing Date: **11/19/24**

List Price: **\$500,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

976

Year Built:

1975

Low Sqft:

Ttl Sqft:

976

Lot Information

Lot Sz Ar:

3,466 sqft

Lot Shape:

DOM

1

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Low Maintenance Landscape
Off Street,Parking Pad**

Utilities and Features

Roof: **Tar/Gravel**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco

Flooring:

Carpet,Ceramic Tile,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**

Int Feat: **No Animal Home,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 11`10"
Dining Room	Main	9`10" x 9`4"
Bedroom	Main	12`8" x 8`11"
4pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Basement	
3pc Ensuite bath	Basement	

Room	Level	Dimensions
Kitchen	Main	14`1" x 6`0"
Bedroom - Primary	Main	11`10" x 9`10"
Bedroom	Main	8`11" x 8`10"
Bedroom	Basement	15`8" x 11`6"
Bedroom	Basement	18`2" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1449LK

Zoning:
R-CG

Remarks

Pub Rmks:

INVESTOR ALERT!! - This cash-flowing investment property in the sought-after community of Silver Springs is a must-see! Generating \$3,300 per month in rental income, this 5-bedroom home is already rented room by room, making it a turnkey opportunity for savvy investors. The home features 3 bedrooms and a full bathroom upstairs, plus a fully developed basement with 2 additional private suites with their own ensuites. The back suite is even plumbed for a self-contained unit, adding to the income potential. Shared laundry facilities are conveniently accessible for all tenants. Located on a quiet street, this property is close to shopping, parks, schools, and all the amenities NW Calgary has to offer. The home boasts 976 square feet on the main level and 800 square feet in the basement, providing ample space for tenants. Priced at \$500,000 and well-maintained, this property offers immediate possession with the assumption of current tenants. Whether you're an experienced investor or just starting out, this is an excellent opportunity to own a cash cow in one of Calgary's most desirable neighborhoods. Don't wait—book your showing today!

Inclusions:
Property Listed By:

**Any non tenant owed goods
RE/MAX Real Estate (Mountain View)**

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









