



THE
A-TEAM

**RE/MAX
FIRST**

1919 & 1923 9A Avenue, Calgary T2E 0W6

MLS® #: **A2185305**

Area: **Mayland Heights**

Listing Date: **01/06/25**

List Price: **\$849,888**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **1959**

Lot Information

Lot Sz Ar: **5,887 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,711**
Low Sqft:
Ttl Sqft: **1,711**

DOM

26

Layout

Beds: **8 (4 4)**
Baths: **4.0 (4 0)**
Style: **Bungalow,Side by Side**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,Lawn,Landscaped,Level,Many Trees,Paved,Rectangular Lot
Additional Parking,Alley Access,Garage Faces Rear,Garage Faces Side,On Street,Oversized,Paved,See
Remarks,Triple Garage Detached**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Ceiling Fan(s),Soaking Tub,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	37`2" x 41`3"
Living Room	Main	40`9" x 60`5"
Bedroom	Main	33`8" x 41`3"
Game Room	Basement	47`7" x 50`10"
Bedroom	Main	33`8" x 45`11"

Room	Level	Dimensions
Kitchen	Main	37`6" x 41`3"
Living Room	Main	41`0" x 37`6"
Dining Room	Main	48`5" x 23`0"
Game Room	Basement	50`0" x 49`9"
Bedroom	Basement	37`2" x 49`9"

Bedroom
Bedroom
Bedroom
Laundry
4pc Bathroom
4pc Bathroom

Basement
Main
Basement
Basement
Basement
Basement

33`1" x 49`6"
33`11" x 41`3"
37`9" x 50`4"
32`3" x 22`5"

Bedroom
Bedroom
Laundry
4pc Bathroom
4pc Bathroom

Main
Basement
Basement
Main
Main

34`2" x 46`2"
31`5" x 43`3"
32`7" x 22`5"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

2259HL

Zoning:
R-CG

Remarks

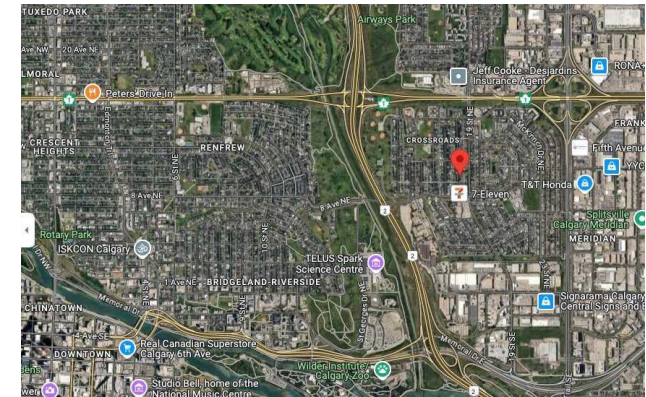
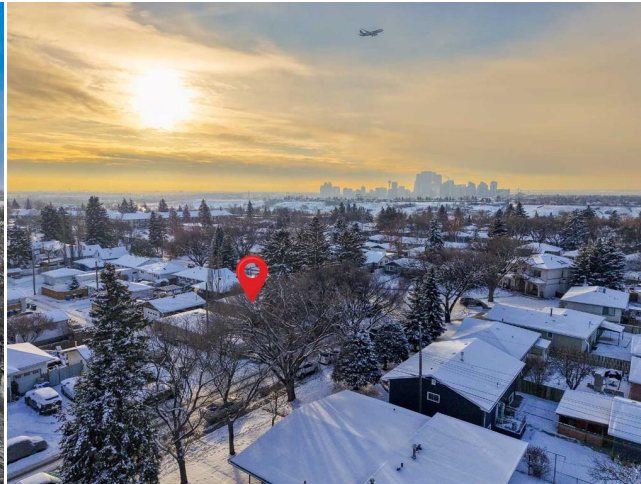
Pub Rmks:

**** Great Opportunity** FULL SIDE BY SIDE DUPLEX | 50 X 120 CORNER LOT | LONG TERM TENANTS | FINISHED BASEMENTS | 8 BEDROOMS | 4 FULL BATH | 38 X 24 TRIPLE DETACHED GARAGE with 3 OVERHEAD ACCESS DOORS | PAVED BACK LANE | 5 MINUTES TO DOWNTOWN | 2 MINUTES TO 16 AVE | GREAT BUY!... Amazing revenue-generating opportunity! Both sides of this side-by-side duplex are for sale under one title for one low price! Ideally located on a flat corner lot within this highly sought-after community. Both sides are currently rented to wonderful long-term tenants who would love to stay making your job as a landlord easier than ever. Updates are extensive and include new roof shingles on the home and garage in 2013, newer furnaces (#1919 in 2018 & #1923 in 2010), the addition of an on demand hot water system (#1919 in 2018), an updated hot water system in #1923 and updated to 100 amp service electrical system in #1923. Both #1919 and #1923 have spacious main floors with 2 bedrooms and a full bathroom with finished basements that include 2 additional bedrooms and a second full bathroom easily convertible to four separate units and even more investment opportunities if desired. Large flat yards allow for ample outdoor space. Both a double and a single detached garage provide loads of parking that leads to a paved back lane. The community of Mayland Heights is well known for its numerous parks, excellent restaurants, pubs, cafes, shops, great transit options and easy access to downtown. Don't miss out on this spectacular investment opportunity!**

Inclusions:
 Property Listed By:

1923 - Alarm system hardware, refrigerator in back bedroom 1919 - Refrigerator, Stove(s), Washer/Dryer
LPT Realty ULC

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



1919 9a Ave NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 837.89 sq ft



Main Floor
Exterior Area 837.89 sq ft

Basement (Below Grade)
Exterior Area 837.89 sq ft

PREPARED: 2025/01/06

White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

eGUIDE

1923 9a Ave NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 854.10 sq ft



Main Floor
Exterior Area 854.10 sq ft

Basement (Below Grade)
Exterior Area 854.10 sq ft

PREPARED: 2025/01/06

White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

eGUIDE

