



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1716 & 1718 10 Avenue, Calgary T2E 0Y1**

MLS®#: **A2187974**      Area: **Mayland Heights**      Listing Date: **01/18/25**      List Price: **\$1,290,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**  
 Sub Type: **Full Duplex**  
 City/Town: **Calgary**  
 Year Built: **1959**  
Lot Information  
 Lot Sz Ar: **4,897 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,780**  
 Low Sqft:  
 Ttl Sqft: **1,780**

DOM  
**4**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style: **Bungalow,Side by Side**

Parking  
 Ttl Park: **4**  
 Garage Sz:

Access:  
 Lot Feat: **Pie Shaped Lot,See Remarks**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Concrete,Wood Frame**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Tankless Water Heater,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Granite Counters,Quartz Counters,See Remarks,Separate Entrance,Tankless Hot Water**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**      Zoning: **R-CG**  
 Legal Desc: **6852HL**

Remarks

Pub Rmks: **\*\* FULL DUPLEX SIDE BY SIDE \*\* Welcome to this completely renovated, impressive property that features a total of 8 bedrooms and 4 full bathrooms. This is an**

**incredible opportunity to purchase a move-in-ready property that has legal basement suites in both units. There are 2 bedrooms and 1 bathroom in the MAIN LEVEL UNITS and 2 bedrooms and 1 bathroom in the LEGAL BASEMENT SUITES. All units are completely renovated, equipped with separate furnaces and laundry, and stainless steel kitchen appliances. TANKLESS HOT WATER SYSTEM in both units 1716 & 1718. Each unit features bright, open living spaces with functional layouts. This property is situated on an approximately 8395 sq ft lot with a 60 ft front to 110 ft depth. Mayland Heights is well known for its parks, schools, easy access to 16 Ave, Deerfoot Trail, great transit options, shopping malls nearby, and being conveniently located close to downtown. Whether you're an experienced investor or just starting out, this property offers the perfect combination of location, value, and opportunity. Don't miss your chance to own this unique duplex in one of the city's most sought-after neighborhoods**

Inclusions:

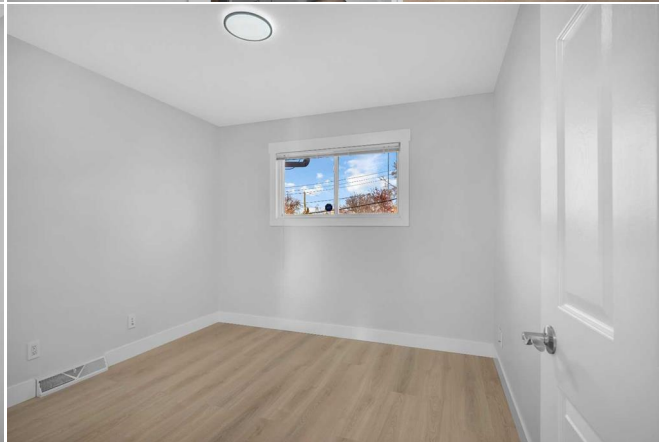
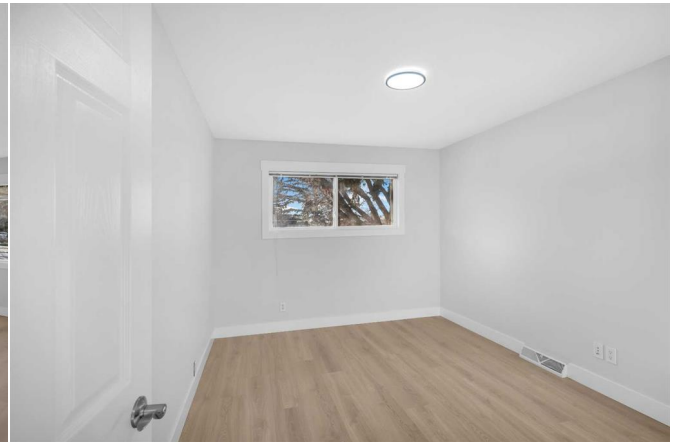
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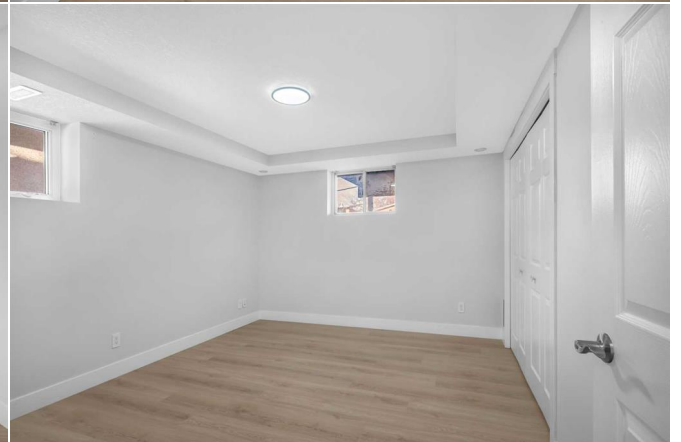
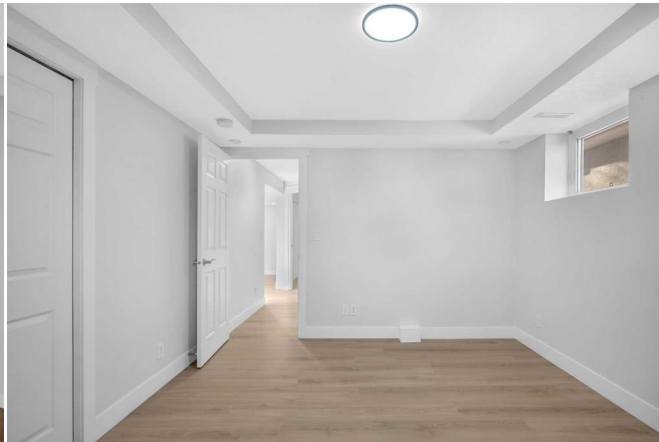
Property Listed By:

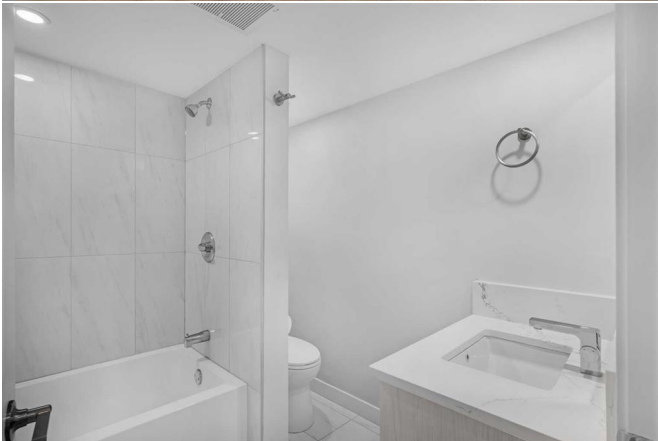
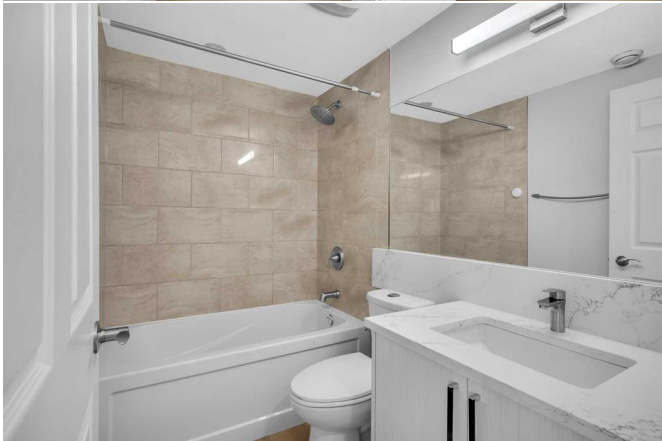
PREP Realty

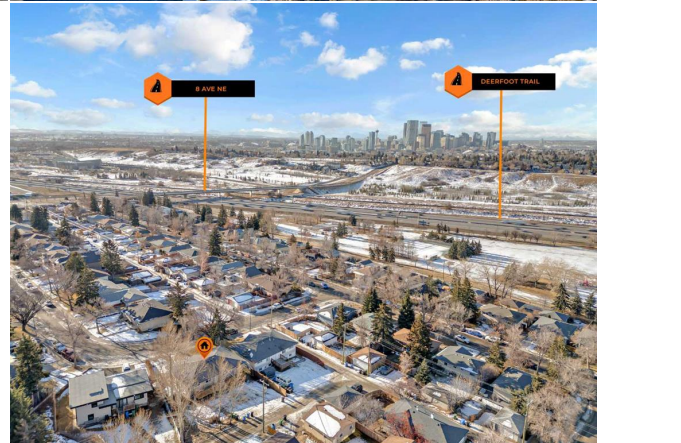
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

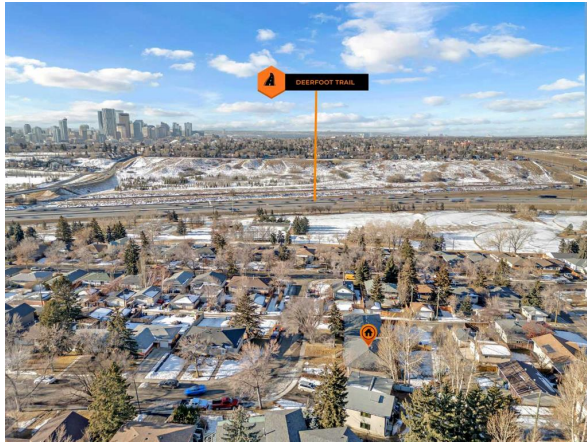






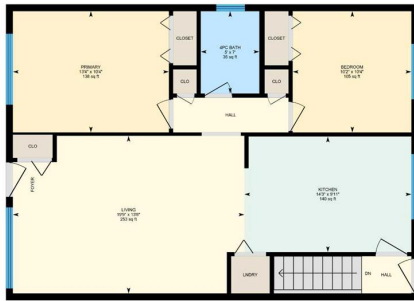






**1716 10 Ave NE, Calgary, AB**

Main Floor Exterior Area 591.58 sq ft  
Interior Area 922.33 sq ft



0 3 6 ft PREPARED: 2025/01/16

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

**1716 10 Ave NE, Calgary, AB**

Basement (Below Grade) Exterior Area 829.89 sq ft  
Interior Area 762.90 sq ft  
Excluded Area 11.83 sq ft



0 3 6 ft PREPARED: 2025/01/16

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

**1718 10 Ave NE, Calgary, AB**

Main Floor Exterior Area 688.35 sq ft  
Interior Area 878.15 sq ft



0 3 6 ft PREPARED: 2025/01/16

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**1718 10 Ave NE, Calgary, AB**

Basement (Below Grade) Exterior Area 623.00 sq ft  
Interior Area 752.27 sq ft



0 3 6 ft PREPARED: 2025/01/16

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