



GRASSROOTS
REALTY GROUP

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73 / 75 Dalton Bay NW
Calgary, Alberta

MLS # A2236853



\$1,100,000

Division:	Dalhousie		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,898 sq.ft.	Age:	1968 (57 yrs old)
Beds:	8	Baths:	4
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Pie		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Brick, Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Separate Entrance		

Inclusions: N/A

Don't miss this RARE opportunity to own this FULL DUPLEX featuring FOUR separate suites! Ideally located just 5 minutes from the university! This fully tenanted unique property is perfect for investors or those looking to generate rental income. Each unit offers modern, spacious living areas with cozy bedrooms and well-designed layouts that ensure comfort and privacy. The duplex is designed for maximum rental potential, with separate entrances providing tenants with convenience and autonomy. This location is unbeatable for university students, faculty, or staff looking for close proximity to campus, as well as easy access to local shops, restaurants, and public transit. Whether you are looking for a high-yield rental property, a multi-generational living arrangement, or a combination of both, this property offers incredible flexibility. The large lot also provides plenty of outdoor space for tenants to enjoy, and the well-maintained building means minimal upkeep. This is a prime opportunity to secure a rare and highly profitable investment in a sought-after area. Opportunities like this don't come often – act fast!