



**GRASSROOTS**  
REALTY GROUP

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2833&2835 9 Avenue SE  
Calgary, Alberta

MLS # A2252530



**\$888,000**

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	3,384 sq.ft.	Age:	1962 (63 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Few Trees, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Investor's opportunity! R-CG zoned 4 units Full Duplex, both upstairs units boast original hardwood flooring, large bright windows and 2 generously sized bedrooms. Both basement legal suites have 2 bedrooms and large living rooms. Walking distance to Franklin C-Train station, Radisson Park School, Memorial Drive, Shopping, Restaurants and with quick Downtown access. Live in one unit and rent others or use entirely as income property. All appliances: Fridge x4, Rang x4, Hood Fan x3, Washer/Dryer x4, are included and will be as is condition. Back building windows are new, 2024. Oversized double detached garage could bring additional rental income.