



GRASSROOTS
REALTY GROUP

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3620 21 Avenue SW
Calgary, Alberta

MLS # A2259156



\$1,350,000

Division:	Killarney/Glengarry		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	2,103 sq.ft.	Age:	1959 (66 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	0.14 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R-CG
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer

Updated Inner-City Income Property with 6% Cap Rate and Strong Rental Demand This is an excellent opportunity to own an updated duplex on a 50' x 120' corner lot in the highly desirable community of Killarney. The property has received many recent updates including modernized kitchens and bathrooms, making it a low-maintenance and easy-to-rent investment in a prime location. Each side offers two bedrooms on the main floor and two in the basement, with an attached double garage, an additional parking pad, and plenty of street parking. The home's south-facing front exposure ensures bright, sunny living spaces that tenants love. Suites for basement are illegal suites. With strong rental income already in place and excellent long-term potential, this property offers investors immediate returns in one of Calgary's most sought-after inner-city neighborhoods. Investment Appeal. Live in one unit and rent the other. Hold as a cash-flowing rental property and hold for future Redevelop for future multifamily.