



**GRASSROOTS**  
REALTY GROUP

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**2037/2039 30 Street SW**  
**Calgary, Alberta**

**MLS # A2259785**



**\$1,200,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	2,273 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Faces Side, Heated Garage, St		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	-	<b>Sewer:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Fridge (4), Stove (4), Dishwasher (3), Hood Fan (2), OTR Microwave (2), Microwave (1), Washer (4), Dryer (4), Garage door opener.

Outstanding opportunity to acquire a renovated and stabilized investment property in the heart of Killarney. This raised bungalow duplex with City of Calgary-approved LEGAL SECONDARY SUITES provides four spacious, self-contained 3-bedroom units, each with in-suite laundry. With all tenants secured on fixed-term leases and very little turnover over the past 20 years, the property offers both income stability and peace of mind for the long-term investor. The property has benefitted from extensive updates, most notably in 2020 when the lower suites were legalized and substantial non-structural renovations were completed. Highlights of the renovations include all new windows, upgraded attic insulation, new high-efficiency hot water tanks, new insulated garage door, and a new natural gas garage heater. The 2039 upper suite underwent a top-to-bottom transformation, featuring a new kitchen with quartz countertops and upgraded appliances, renovated bathrooms with quartz vanities, new luxury vinyl flooring, LED lighting, new doors, baseboards, and added sound insulation. The 2039 lower legal suite also received new flooring, trim, new doors and extensive soundproofing. Additional capital improvements include a complete roof replacement on both the duplex and garage in 2015, complete with a transferable 50-year GAF warranty, and high-efficiency furnaces installed in 2011, which have been serviced annually. Each side of the duplex offers a functional layout with private entrances leading to both the upper and lower legal suites. The upper units enjoy sliding doors that open to private decks, while the lower legal suites are bright and comfortable thanks to the raised bungalow design. A rare feature for this type of property is the oversized, heated double garage, providing secure parking and additional rental value. Set on a desirable corner lot that

directly faces a park, the property combines rental strength with lifestyle appeal. Tenants benefit from a walkable inner-city location close to schools, shopping, restaurants, and multiple transit options. Investors benefit from a property that is easy to lease, properly legalized, and meticulously maintained, requiring no immediate capital expenditures. Whether you are looking to expand your portfolio with a reliable income-producing property or secure a long-term investment in one of Calgary's most sought-after neighbourhoods, this duplex with legal basement suites is a rare find!