



GRASSROOTS
REALTY GROUP

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2817 16 Avenue SE
Calgary, Alberta

MLS # A2260744



\$1,650,000

Division:	Albert Park/Radisson Heights		
Type:	Multi-Family/Full Duplex		
Style:	Attached-Side by Side		
Size:	3,897 sq.ft.	Age:	2016 (9 yrs old)
Beds:	-	Baths:	-
Garage:	Quad or More Detached		
Lot Size:	0.07 Acre		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: 2815: Refrigerator x2, Stove x2, Dishwasher, Washer x2, Dryer x2, Garage Opener, All Window Coverings, Hoodfan x2, Microwave
2817: Refrigerator x2, Stove x2, Dishwasher, Washer x2, Dryer x2, Garage Opener, All Window Coverings, Hoodfan x2, Microwave x2, All furniture & household goods except tenants' personal belongings

Start earning income from day one in this incredible turn-key investment opportunity! Two separately titled 2016-built 2-storey infills, both with their own legal, registered basement suite. Long-term leases are in place for all four suites with over \$100,000 in gross annual income. Each upper suite offers 3 bedrooms, 2.5 baths, upper floor laundry, high ceilings, luxury finishings, open-concept living, gas fireplace, mud room and more. Each lower suite offers 2 beds, 1 bath, open-concept kitchen & living, separate laundry and storage. Each side has a fenced yard and double detached garage. Adjacent to the trendy neighbourhood of Inglewood, Albert Park is an up-and-coming community just FIVE MINUTES from downtown Calgary with its own MAX bus stop for easy access around the city. Access to the Bow River pathways, Valleyview Park, Pearce Estate Park, Inglewood Bird Sanctuary, Inglewood Golf Club and the Calgary Zoo give you incredible connection to nature. The YYC airport is a quick drive up Deerfoot Trail. With the option to Airbnb or long-term rent, the opportunities are endless. Please inquire for full lease details. *Interior photos are of 2817*