



GRASSROOTS
REALTY GROUP

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1923 9A Avenue NE
Calgary, Alberta

MLS # A2263680



\$1,225,000

Division:	Mayland Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,669 sq.ft.	Age:	1959 (66 yrs old)
Beds:	7	Baths:	4
Garage:	Alley Access, Garage Door Opener, Secured, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, City Lot, Corner Lot, Few Trees, Front Yard, Lawn, Level, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows

Inclusions: 4 fridges, 4 stoves, 4 dishwashers, 4 washers, 4 dryers, Garage door opener, 1 microwave hood-fan,

Investor Alert! Fully Renovated Side-by-Side Duplex with Legal Basement Suites on a Prime Corner Lot in Mayland Heights offers excellent potential for generating four separate income-producing units. Each side of this extensively renovated duplex features 2 good size Bedrooms up, large Livingroom with plenty of natural light, fresh paint, new flooring, new kitchen cabinets, quartz counter tops and an island, new lighting, in-suite laundry, new bathrooms with a soaker tub and new windows.

The fully renovated basement suites have a separate entrances and feature 2 bedrooms, and a fully renovated bathroom, Large windows — ideal for tenants or multi-generational living. plus a great common area and a gas line hook up. Three generous size garages provide ample parking and storage with plenty of on street parking for visitors. New roof and eaves on both the home and garage (2013) New furnaces (unit 1919 in 2018 and 2025 Unit 1923 in 2010 and 2025) On-demand hot water system in unit 1919 (2018) Upgraded electrical panels on unit 1919 and 1923 to 100 amp service Conveniently located near shopping, schools, transit, and other essential amenities, this property is a rare find — duplex under one title loaded with revenue potential. With legal suites and separate basement entrances, this property is perfectly designed for investors looking to maximize rental income.

Don't miss out on this unique

investment opportunity!

Schedule your private viewing today and explore all the possibilities that this great property has to offer!!

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