



**7406-7408 Hunterfield Road NW
Calgary, Alberta**

MLS # A2276447



\$1,295,000

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|------------------|---|---------------|-------------------|
| Division: | Huntington Hills | | |
| Type: | Multi-Family/4 plex | | |
| Style: | Bungalow | | |
| Size: | 1,990 sq.ft. | Age: | 1968 (58 yrs old) |
| Beds: | - | Baths: | - |
| Garage: | 220 Volt Wiring, Additional Parking, Alley Access, Front Drive, Gravel Driveway | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscaping | | |

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|--------------------|--------------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Bldg Name: | - |
| Floors: | Vinyl Plank | Water: | - |
| Roof: | Flat Torch Membrane | Sewer: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Aluminum Siding , Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Dishwasherx4, Electric Stovex4, Microwave Hood Fan x4, Refrigeratorx4, Washer x4, Dryers x4,

Here is the perfect investment, the hard work is all done for you . Just purchase and rent! This is a beautiful, very high quality, thorough renovation! A newly finished, legally suited side by side duplex on 7028SQFT Lot. The upper 2 units have had substantial facelifts and have been opened up with, new kitchens with quartz counter tops on the islands, new bathrooms, new flooring, all new light fixtures, all new appliances, private laundry, separate heating and their own electrical panels. The lower units are completely new starting from the framing out. They have 5 large, new egress windows, separate heating and electrical panels, private laundry and all new everything in each unit. The building has a new rubber membrane roof, new casement window's throughout, new fencing, new parking pads (for 8 vehicles off street) all with parking stops, new kitchen appliance throughout, new landscaping and front sod. The upper suites are 3 bedroom and a 4 pc bath, the lower units 2 bedroom and 4pc bath, all are bright and fresh. It is a single title to make for easier financing. Rents total \$6400 per month; tenants pay their own utilities and must be assumed. Don't miss out...places like this don't come to market often...this is your chance.