



GRASSROOTS
REALTY GROUP

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5507 & 5505 8 Avenue SE
Calgary, Alberta

MLS # A2279476



\$900,000

Division:	Penbrooke Meadows		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,892 sq.ft.	Age:	1971 (55 yrs old)
Beds:	8	Baths:	4
Garage:	Garage Faces Rear, Heated Garage, Off Street, Quad or More Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Glass, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Each unit (4 units total) has a Dishwasher, Stove, Fridge, Over the Range Microwave, Washer/Dryer.

Side-by-side duplex on a single title featuring FOUR fully self-contained units, each with its own private entrance, separate appliances, and in-suite laundry—a RARE and efficient multi-family opportunity in SE Calgary. Many of the units have been thoughtfully updated with newer cabinetry, quartz countertops, and modern finishes, creating a clean, contemporary feel for tenants. A new FOUR CAR detached garage adds significant value and is currently rented to two separate business tenants, providing additional income potential. Fence posts have already been installed, offering a head start for a future owner to complete the fencing and further enhance privacy and curb appeal. All existing tenants would like to stay, making this a truly turn-key investment with immediate flow. The location is a major highlight: just 1.1 km to Lucky Supermarket, steps from multiple well-reviewed restaurants, and only a two-minute walk to the nearest playground. The property is also within walking distance to FOUR schools, making it highly attractive to families and long-term tenants. Residents enjoy easy access to parks, established pathway systems, excellent transit, and nearby shopping, with quick connectivity to major routes throughout the city. A strong income property in a proven rental location with excellent walkability and long-term upside. What are you waiting for?