



**7634 & 7636 22A Street SE
Calgary, Alberta**

MLS # A2281979

\$820,000



Division:	Ogden		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,731 sq.ft.	Age:	1969 (57 yrs old)
Beds:	10	Baths:	4
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: fridge, stove, hood fan, ceiling fan, washer/dryer

\$\$ Major Money Maker \$\$ Entire side x side duplex for sale!!! This investment property generates over \$7k/month in rent and operates with low expenses. The property offers a total of 10 bedrooms, locked storage room, 4 full bathrooms, secure shed and over 1,700 SQFT of development. The main levels (almost mirror images) have 3 bedrooms per side with a full 4 piece bathroom. The lower levels each have 2 good size bedrooms with another full bathroom, kitchenette and living area or dining area. Upgrades include 2 new furnaces, 2 new hot water tanks, 2 new stoves and newer LVP in most areas. This investment is perfect for a seasoned investor with property managers skills, or first-time investors looking to self-manage and make great supplemental income while earning equity. Current owners will turn over property with all info needed to run a successful rooming house and a few hours of consult time, if requested. Property is turnkey