



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2281979**



**\$820,000**

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

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