



**413 - 415 54 Avenue SW**  
**Calgary, Alberta**

**MLS # A2298748**



**\$1,300,000**

<b>Division:</b>	Windsor Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	2,070 sq.ft.	<b>Age:</b>	1969 (57 yrs old)
<b>Beds:</b>	9	<b>Baths:</b>	4
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Level, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<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>	See Remarks		

**Inclusions:** Additional (3) dishwashers, (3) Microwave Hood Fans, (3)Refrigerators (3) Stoves

Exceptional investment opportunity. This side-by-side duplex features four self-contained units, including three legal suites and one illegal suite. The property offers two main floor 2-bedroom units and two 2-bedroom basement units, all with separate entrances. All units have been updated, featuring modern kitchens, flooring, fixtures, and in-suite laundry in each unit. The layouts are bright and functional, with spacious living areas, full bathrooms, and well-sized bedrooms that appeal to both tenants and owner-occupiers. Rear off-street parking adds convenience. Ideally located near Chinook Centre, Macleod Trail, the C-Train, transit, schools, and major amenities—supporting strong rental demand and long-term value.