



405/407 28 Avenue NE
Calgary, Alberta

MLS # A2115694



\$1,349,999

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	2,394 sq.ft.	Age:	1966 (58 yrs old)
Beds:	12	Baths:	4
Garage:	Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

Welcome to 405 and 407 28 Ave NE, a lucrative side-by-side single title duplex featuring separate entrances for each side, totaling four doors—one for upstairs and one for the basement on each side. This unique setup includes two illegal basement suites, offering the potential to accommodate up to four rental groups, yielding \$8,000 per month in income. Currently, all units are rented out, presenting an excellent investment prospect. Situated within walking distance to schools, shopping, parks, and The Winston Golf Club, this property ensures convenience for tenants. Moreover, its proximity to transit facilitates commuting, while being just minutes away from downtown, YYC airport, UofC, SAIT, and Foothills Hospital. Don't miss this chance to capitalize on both immediate returns and future growth potential in Calgary's real estate market. *Viewings available to conditional offer only to minimize disturbance to tenants.