



**GRASSROOTS**  
REALTY GROUP

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**1204 5 Avenue NW**  
**Calgary, Alberta**

**MLS # A2118265**



**\$949,987**

<b>Division:</b>	Hillhurst		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Up/Down		
<b>Size:</b>	1,902 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, See Remarks		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Lan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Separate Entrance, Storage		

**Inclusions:** N/A

Classy legal U/D duplex supreme. Incredible location backing onto the famous one and only, Riley Park. As you enter the main floor with an abounding 1800 sq.ft., you are welcomed by the immediate floor office/retreat, 1/2 bath, your own spectacular great room overlooking the large kitchen, dining room, and main floor family room with a cozy, warm fireplace. As you open the (bonjour!) French doors to your expansive deck and backyard. The upper level features three generously sized bedrooms, among them a primary bedroom boasting its own private ensuite bathroom and balcony. Furthermore, a full bathroom and a designated laundry area are also located on this floor. The lower level legal suite is accessible by its very own side door. The revenue-producing one-bedroom legal suite has in-suite private laundry with a gargantuan open floor plan, and the bedroom is located at the quiet end of the floor plan. The lower level egress window measures 24x36". This revenue-producing investment property currently generates \$4,075 per month + tenants pay the utilities and includes the rental income of both single detached garages. The property includes 2 hot water tanks, 2 separate electrical panels and 2 furnaces. Kensington/Hillhurst is Calgary's most vibrant communities This is a rare opportunity to buy both 1204 and 1206-5Ave. N.W. together as both have separate titles.. Drive buy and see 1204-5ave. N.W. for your private appointment.