



GRASSROOTS
REALTY GROUP

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1716 & 1718 10 Avenue NE
Calgary, Alberta

MLS # A2187974



\$1,290,000

Division:	Mayland Heights		
Type:	Multi-Family/Full Duplex		
Style:	Bungalow, Side by Side		
Size:	1,780 sq.ft.	Age:	1959 (66 yrs old)
Beds:	-	Baths:	-
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Vinyl Plank	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Quartz Counters, See Remarks, Separate Entrance, Tankless Hot Water		

Inclusions: N/A

**** FULL DUPLEX SIDE BY SIDE ****

Welcome to this completely renovated, impressive property that features a total of 8 bedrooms and 4 full bathrooms. This is an incredible opportunity to purchase a move-in-ready property that has legal basement suites in both units. There are 2 bedrooms and 1 bathroom in the MAIN LEVEL UNITS and 2 bedrooms and 1 bathroom in the LEGAL BASEMENT SUITES. All units are completely renovated, equipped with separate furnaces and laundry, and stainless steel kitchen appliances. TANKLESS HOT WATER SYSTEM in both units 1716 & 1718. Each unit features bright, open living spaces with functional layouts. This property is situated on an approximately 8395 sq ft lot with a 60 ft front to 110 ft depth. Mayland Heights is well known for its parks, schools, easy access to 16 Ave, Deerfoot Trail, great transit options, shopping malls nearby, and being conveniently located close to downtown. Whether you're an experienced investor or just starting out, this property offers the perfect combination of location, value, and opportunity. Don't miss your chance to own this unique duplex in one of the city's most sought-after neighborhoods