



GRASSROOTS
REALTY GROUP

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1527 23 Street NW
Calgary, Alberta

MLS # A2200355



\$889,900

Division:	Hounsfield Heights/Briar Hill		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,348 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Rectangular Lot, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Mixed, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

Prime Investment Opportunity in the Heart of Calgary – 1527 23 Street NW Situated in a highly desirable area with significant development potential, this property offers an exceptional investment opportunity. Whether you're looking to generate immediate rental income or hold for future growth, this property checks all the boxes. Key Features: 6 Bedrooms & 3 Bathrooms: This spacious home boasts a total of 6 bedrooms and 3 bathrooms, providing ample space for tenants or future redevelopment. The layout is designed to maximize living space, making it perfect for families or individuals seeking room to grow. Upper Suite with \$2,500 Rent: The upper suite offers a generous living space with excellent natural light, a functional kitchen, and a comfortable layout. With a rental income of \$2,500 per month, it provides consistent cash flow. Lower Illegal Suite with \$1,500 Rent: The lower illegal suite is a fantastic addition, offering a fully functional living space that generates an additional \$1,500 per month in rental income. Although an illegal suite, it provides great potential for future upgrades or legalization. Luxurious Area for Development: Located in an area poised for future growth and development, this property sits in a neighborhood with a mix of established homes and new developments. Take advantage of the potential for appreciation and redevelopment in the near future. Close to LRT: Conveniently located near the LRT station, this property offers excellent access to public transportation, making it highly attractive to renters and future buyers. Enjoy the ease of commuting to downtown Calgary and surrounding areas. Detached Double Garage: The property features a detached double garage, offering both parking and extra storage space for tenants or the future homeowner. This is a fantastic holding investment, providing solid rental income

today while positioning you for potential future gains as the area continues to develop. Whether you're an investor looking for a reliable rental property or someone looking to capitalize on a growing neighborhood, this is the opportunity you've been waiting for. Don't miss your chance to own a piece of Calgary's prime real estate! Book your showing today!