



**775 130 Avenue SW
Calgary, Alberta**

MLS # A2204801



\$650,000

Division:	Canyon Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,157 sq.ft.	Age:	1975 (50 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Separate Entrance, Storage, Track Lighting		

Inclusions: Uninstalled water softener

Welcome to 775 130 Ave in highly sought after Canyon Meadows! Located a short walk from the transit station, and seconds to bus stops, this 5 bed, 2.5 bathroom property with detached double garage is a fantastic option for turnkey buy-and-hold investors as well as those looking for a mortgage helper. With \$2400/mo rent + \$300/mo utilities main level income (recently signed for another year) with market rent for non-conforming basement suites in the area at \$1500/mo + utilities, this home has strong potential cash flow at 20% down. The basement will be vacant May 1 if there is desire to renovate and legalize, or if you wish to live in the property and save money on your mortgage, the main level tenants have been there for over 7 years without missing a month. There is also potential for redevelopment to build 4 townhomes thanks to the extra wide 57'x110' corner lot. Recent work includes roof (2018), furnace (2023), recent plumbing inspection with upgrades and remediation, fences less than 5 years ago, and new drywall and baseboards in the laundry room which will be completed in the next week. Stove on the main level will also be replaced prior to possession. Canyon Meadows is one of the most rentable communities in Calgary, with great road access, walking and biking paths, and fantastic transit access for tenants. This is a great opportunity to get into the Canyon Meadows rental market for well under recent market values in the area. Book your showing today!