

\$899,000 - 502 And 504 23 Avenue Ne, Calgary

MLS® #A2078972

\$899,000

0 Bedroom, 0.00 Bathroom, 2,373 sqft

Multi-Family on 0.00 Acres

Winston Heights/Mountview, Calgary, Alberta

INVESTOR ALERT. FULL DUPLEX, 2 SIDE BY SIDE, RENTED WITH EXCELLENT REVENUE, BOTH TENANTS WANT TO STAY. OVER 3700 SQ FT TOTAL FINISHED BETWEEN BOTH DUPLEXES. FULLY FINISHED, 6 BDRMS TOTAL, 4 FULL BATHS, 2 HALF BATHS TOTAL. 504 WITH A COMPLETE NEWER RENOVATION, NEW KITCHEN WITH HIGH GLOSS WHITE CABINETRY, SS APPLIANCES, WIDE VINYL PLANK FLOORING, QUARTZ COUNTERS, new bathrooms with QUARTZ, dual flow toilet, bedroom and recreations room downstairs and laundry room, big deck in the back. 502 HAS VAULTED CEILINGS, HUGE WINDOWS, HARDWOOD FLOORING AND CARPET, WOOD BURNING FIREPLACE, VAULTED nook upstairs overlooking the living room, recreation room and bathroom downstairs, could possibly be another bdrm. 502 NICE FRONT SUNNY DECK. BOTH HAVE BACK YARDS, FULLY FENCED WITH A SHED. TREES, LAWN, BOTH ARE BEAUTIFUL. AND UNIQUE. 504 HAS A NEW FURNACE, BOTH HAVE A NEW HOT WATER TANK, DECKS HAVE BEEN REDONE, PAINTED, GUTTERS CLEANED, REALLY WELL LOOKED AFTER. YOU'LL NOT NEED TO DO ANYTHING! Great location, close to the downtown and main roadways, schools, parks, shopping, hold on to this long term. PRICED TO SELL. The seller is willing now to pay 17k cash to the buyer at possession to sign both tenants into a 1 yr lease with the new buyer.



That'll bring the rent up to approx 2600\$ each side for 1 yr.

Built in 1971

Essential Information

MLS® #	A2078972
Price	\$899,000
Sold Price	\$825,000
Bathrooms	0.00
Square Footage	2,373
Acres	0.00
Year Built	1971
Type	Multi-Family
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	502 And 504 23 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E1W2

Amenities

Parking Spaces	1
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Interior

Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
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Additional Information

Date Listed	September 7th, 2023
Date Sold	November 21st, 2023
Days on Market	75
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office ONE PERCENT REALTY

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