

\$749,900 - 401 55 Avenue Sw, Calgary

MLS® #A2083987

\$749,900

5 Bedroom, 3.00 Bathroom, 1,546 sqft
Residential on 0.14 Acres

Windsor Park, Calgary, Alberta

CALLING ALL INVESTORS | Corner R-C2 Lot
| 3 SELF CONTAINING SUITE PROPERTY
(ILLEGAL) | 5 Bed - 3 Bath | DOUBLE
GARAGE | 2200+ SQ FT of living space |
SOUTH BACKYARD | 60x100ft

This home is the perfect rental investment
property AND future development property.

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Located on a quiet, central street in the
sought-after community of Windsor Park is this
two story renovated home. This property has
THREE SUITES (illegal). The home features a
detached double car garage. The upgraded
floor plan gives the home a grand feeling.
Various built-in features all over the home.

Newer roof shingles, furnace, hot water tank,
and electrical panel. Stucco exterior. All
bathrooms have gone through a renovation in
this home. Trendy finishes with all the bells &
whistles. This home was designed & upgraded
to perfection!

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The spacious main floor features hardwood
flooring in the main areas. The kitchen
includes newer countertops, newer cabinets,
and new flooring. To complete the main floor,
thereâ€™s a full bath room (completely
renovated), 2 bedrooms, a foyer, and a large
living room.

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Upstairs youâ€™ll find a self contained suite
(illegal) with updated vinyl flooring. This floor
has its own dedicated kitchen, dining room,
living room, full bathroom, storage area, and



bedroom. The unit also has its own washer/dryer. The entrance for this unit is separated from the other units.

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The finished, illegal suited basement features a kitchen, 2 spacious bedrooms, a full bathroom, a utility room, a separate entrance, and its own set of laundry machines (shared by the main floor).

The basement, main and upper floor are currently rented out. This property is a CASH COW. Cash flow is not an issue when you have 3 suites (illegal) in 1 home! Excellent investment rental property. There are so many options for the potential buyers. The owners are collecting \$4300 a month for rent!

This lot serves many purposes. It's an R-C2 CORNER lot (60x100). 6000 SQ FT of great property! You could, city permitted, tear the home down in the future and build 4 row homes, build two detached homes, or build a duplex.

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Step outside and you're greeted with an enormous deck. SOUTH BACKYARD keeps the tenants happy with the abundance of sunshine. The detached double garage is rented out separately to maximize cash flow.

Windsor Park is a well-established community. It has many schools & amenities in the district. Breathtaking home priced aggressively. Book a showing with your favorite Realtor today! CHECK THE VIRTUAL TOUR.

Built in 1949

Essential Information

MLS® #	A2083987
Price	\$749,900
Sold Price	\$726,250

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,546
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	401 55 Avenue Sw
Subdivision	Windsor Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 0E8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Enclosed, Oversized

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Natural Woodwork, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, City Lot, Close to Clubhouse, Dog Run Fenced In, Few Trees, Front Yard, Lawn, Interior Lot, Landscaped, Standard Shaped Lot, Street Lighting, Open Lot, Private, Rectangular Lot
Roof	Asphalt Shingle

Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2023
Date Sold	November 15th, 2023
Days on Market	47
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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