

\$895,000 - 714 Salisbury Avenue Se, Calgary

MLS® #A2086033

\$895,000

5 Bedroom, 4.00 Bathroom, 1,202 sqft

Residential on 0.13 Acres

Ramsay, Calgary, Alberta

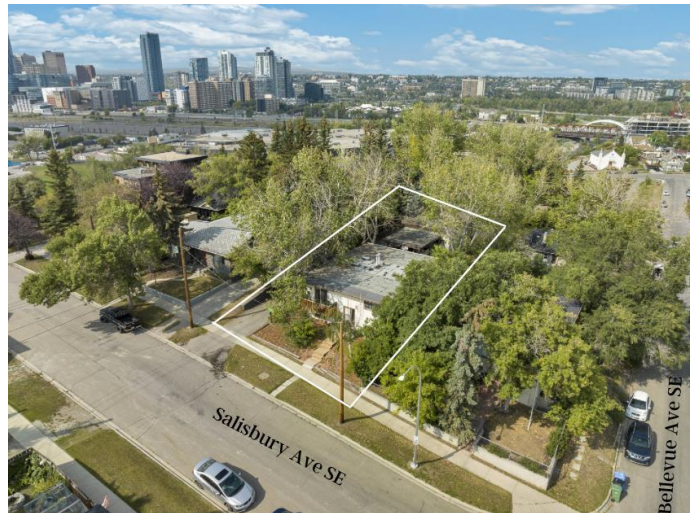
This property is adjacent to the landmark view of Calgary - "Scotsman"™s Hill. It sits on a 40' x 137' lot east of a public laneway and is zoned R-C2. This front to back duplex has a mid-century modern feel and is fully rented out to two separate month-to-month tenants. 716 has 2 bedrooms and 1.5 bathrooms and 714 has 3 bedrooms and 1.5 bathrooms.

Bedrooms are in the basement and each unit has its own laundry. Also included is a 21' x 27' garage/shop with 12' ceilings, which can easily be separately rented out for maximum revenue generating potential. The estimated market rent altogether is \$5,800/per month including the shop. This exceptional lot is nearby the most well known ridge in the city and mere minutes away from the Stampede Grounds, brand new Convention Centre, East Village, Inglewood, and the confluence of the Bow and Elbow rivers. Also, walking distance to the projected site of the new arena and 2 to be built stations on the Green Line LRT.

Built in 1975

Essential Information

MLS® #	A2086033
Price	\$895,000
Sold Price	\$717,500
Bedrooms	5
Bathrooms	4.00
Full Baths	2



Half Baths	2
Square Footage	1,202
Acres	0.13
Year Built	1975
Type	Residential
Sub-Type	Duplex
Style	Back Split, Bi-Level
Status	Sold

Community Information

Address	714 Salisbury Avenue Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 4J8

Amenities

Parking Spaces	2
Parking	Additional Parking, Double Garage Detached, Off Street, Oversized, Workshop in Garage

Interior

Interior Features	Separate Entrance
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Rectangular Lot, See Remarks, Sloped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2023
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Date Sold	November 10th, 2023
Days on Market	35
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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