

\$928,888 - 604 Southland Green Sw, Calgary

MLS® #A2115567

\$928,888

8 Bedroom, 4.00 Bathroom, 3,604 sqft
Residential on 0.19 Acres

Southwood, Calgary, Alberta

Are you searching for an incredible turnkey opportunity with the added advantage of long-term tenancy already in place? Look no further! 604 Southland Green is a meticulously maintained and extensively upgraded Bi-Level full side by side, consisting of two units (602-604), each offering many desirable features, close to downtown, public transit and shopping.

Step inside to discover two spacious bedrooms on the upper level, providing ample space for comfortable living arrangements. The generously sized kitchens with separate eating areas offer functionality and convenience, ideal for everyday meal preparations and dining. The expansive living rooms provide the perfect setting for relaxation and entertainment, ensuring a welcoming atmosphere. Additionally, the developed basement has two more spacious bedrooms, a second living room, complete with an additional 4-piece bathroom.

Currently, both sides of the duplex are occupied by long-term, reliable tenants who treat the property like they own it, essentially alleviating concerns related to vacancy or turnover, providing peace of mind to prospective investors. Notably, the tenants are currently leasing at \$1,900 per month, with the leases set to expire in May 2025 (602) and July 2025 (604)

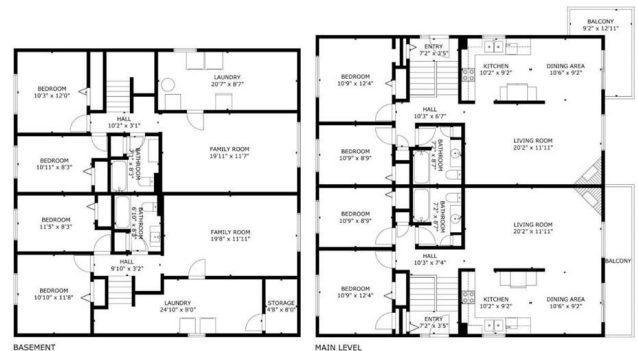
Don't let this exceptional opportunity pass you by! Contact your favorite agent today for more



602 & 604 SOUTHLAND GREEN SW

MAIN FLOOR ABOVE GRADE AREA (SQ. FT.) 1882, 850 FT. 175,850 M.
TOTAL AREA 1882, 850 FT. 175,850 M.
FINISHED BELOW GRADE 1217, 250 FT. 113,150 M.

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information and explore the potential in Southwood.

Built in 1973

Essential Information

MLS® #	A2115567
Price	\$928,888
Sold Price	\$902,500
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	3,604
Acres	0.19
Year Built	1973
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	604 Southland Green Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0K2

Amenities

Parking Spaces	4
Parking	Stall

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 19th, 2024
Days on Market	22
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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