

\$1,349,999 - 405/407 28 Avenue Ne, Calgary

MLS® #A2115694

\$1,349,999

12 Bedroom, 4.00 Bathroom, 2,394 sqft

Residential on 0.20 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to 405 and 407 28 Ave NE, a lucrative side-by-side single title duplex featuring separate entrances for each side, totaling four doors—one for upstairs and one for the basement on each side. This unique setup includes two illegal basement suites, offering the potential to accommodate up to four rental groups, yielding \$8,000 per month in income. Currently, all units are rented out, presenting an excellent investment prospect. Situated within walking distance to schools, shopping, parks, and The Winston Golf Club, this property ensures convenience for tenants. Moreover, its proximity to transit facilitates commuting, while being just minutes away from downtown, YYC airport, UofC, SAIT, and Foothills Hospital. Don't miss this chance to capitalize on both immediate returns and future growth potential in Calgary's real estate market. *Viewings available to conditional offer only to minimize disturbance to tenants.

Built in 1966

Essential Information

MLS® #	A2115694
Price	\$1,349,999
Sold Price	\$1,200,000
Bedrooms	12
Bathrooms	4.00
Full Baths	4
Square Footage	2,394



Acres	0.20
Year Built	1966
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	405/407 28 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E2B6

Amenities

Parking Spaces	4
Parking	Parking Pad

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Microwave, Range, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2024
Date Sold	August 25th, 2024
Days on Market	159
Zoning	M-C1

HOA Fees 0.00

Listing Details

Listing Office Century 21 Bravo Realty

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