

\$540,000 - 19 27 Avenue Sw, Calgary

MLS® #A2142520

\$540,000

4 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.07 Acres

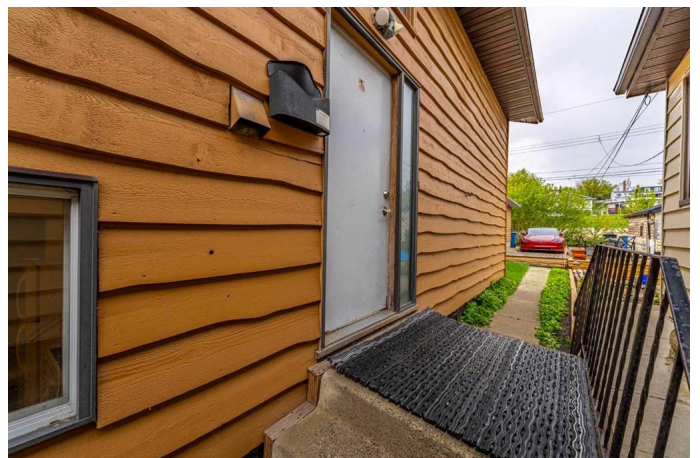
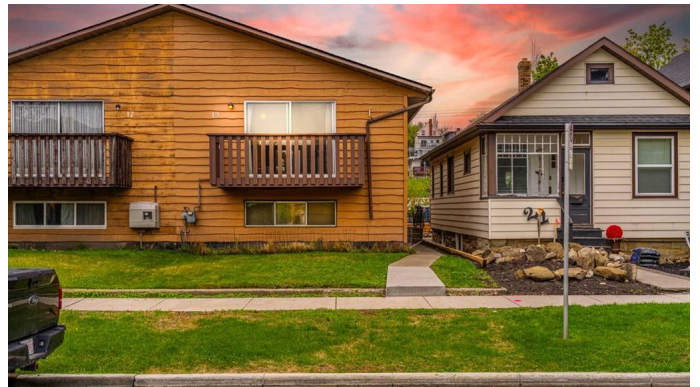
Erlton, Calgary, Alberta

Attention First-Time Home Buyers and Investors! Don't miss this rare, cash-flowing half duplex in the sought-after community of Erlton! Benefit from a secure investment with a lucrative income stream. Live in one unit and rent out the other, or rent out both for maximum returns.

The upper legal suite offers nearly 1,000 sqft of living space, featuring a light-filled kitchen and living room with an open concept, a spacious balcony perfect for a BBQ, in-suite laundry, a 4-piece bathroom, and two large bedrooms. The basement has an illegal suite that provides over 900 sqft, including a large kitchen and living room combo, in-suite laundry, a 4-piece bathroom, and two spacious bedrooms.

The backyard is perfect for outdoor entertaining with its generous grassy area and deck. Additionally, the oversized single detached garage (26' x 13') offers ample room for a large truck and don't forgot the gravel parking pad. This property boasts an incredible walk score, being close to the Erlton LRT station, MNP Rec Centre, the Saddledome & Stampede grounds, the Elbow River & extensive trail system, Stanley Park, 4th Street restaurants, bars and shops, grocery stores, and a quick drive to downtown and main arteries for easy access in and out of the city.

Properties like this are rarely available, offering



such a prime location, excellent income potential, and the unique opportunity to take advantage of the city's legalization program for even greater returns. Minimal updates are needed to complete the process should you desire to maximize the potential of your investment. Don't miss this incredible opportunity to own a fantastic property in a highly sought-after area. Act fast and call now to book your showing!

Built in 1978

Essential Information

MLS® #	A2142520
Price	\$540,000
Sold Price	\$620,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	19 27 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2X7

Amenities

Parking Spaces	2
Parking	Garage Faces Rear, Oversized, Single Garage Detached

Interior

Interior Features	No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Level
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2024
Date Sold	June 28th, 2024
Days on Market	10
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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