

\$999,900 - 6425 & 6427 35 Avenue Nw, Calgary

MLS® #A2143871

\$999,900

8 Bedroom, 4.00 Bathroom, 1,799 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Investors, take note of this exceptional opportunity in community of Bowness. Presenting a good maintained side-by-side legal duplex offering a robust rental income of \$7,000 per month. Situated on a substantial 50-foot wide R-C2 lot encompassing approximately 6,100 square feet, this property spans 3,348.2 square feet of total living space across two separate titles. Each side of this bi-level style duplex features two spacious 2-bedroom main floor units, complemented by legally designated basement suites, each with 2 bedrooms and abundant natural light through large windows. All units boast expansive open-concept kitchen and living room areas, ensuring comfort and functionality. Recently legalized in 2020, the two-bedroom secondary legal suites (Sticker Number 01078) feature separate entrances, enhancing tenant privacy and convenience. Currently occupied by long-term, respectful tenants interested in continuing their tenancy, this investment offers stability and immediate income potential. Conveniently located near schools, shopping centres, transit routes, and with easy access to downtown, this property is positioned for both convenience and growth. Whether you're expanding your investment portfolio or seeking a reliable income stream, this duplex presents ample opportunities. Explore the potential of this property and secure your place in the thriving real estate market of Calgary. Schedule a viewing today and see why this investment opportunity



stands out.

Built in 1970

Essential Information

MLS® #	A2143871
Price	\$999,900
Sold Price	\$1,010,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,799
Acres	0.14
Year Built	1970
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	6425 & 6427 35 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1S5

Amenities

Parking Spaces	8
Parking	Off Street, Parking Pad, Stall

Interior

Interior Features	Laminate Counters, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	July 4th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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