

\$775,000 - 1923 9a Avenue Ne, Calgary

MLS® #A2152356

\$775,000

8 Bedroom, 4.00 Bathroom, 1,664 sqft
Residential on 0.14 Acres

Mayland Heights, Calgary, Alberta

Investor Alert!! This side-by-side duplex in the popular community of Mayland Heights is located on a flat, corner lot and offers an opportunity to increase revenue. Both 1919 & 1923 feature a living room, kitchen, 2 bedrooms and 1 full bath up, plus a living room, 2 additional bedrooms and another full bath down, making it easy to convert into four separate units if desired. Long-term tenants provide stable income and would like to stay. The property includes a double garage and a single garage, offering ample parking and storage. Updates to the property include a new roof and eaves on both the home and garage in 2013, furnace replacements (#1919 in 2018 & #1923 in 2010), an on-demand hot water system installed in unit 1919 in 2018, and an updated hot water tank in unit 1923. Additionally, the electrical system in unit 1923 has been upgraded to a 100 amp service. Conveniently located near shopping and essential amenities, this property offers significant potential for investors or those looking to capitalize on rental income. Don't miss this rare opportunity to own a side by side duplex under one title – schedule your viewing today and explore the possibilities this duplex offers!

Built in 1959

Essential Information

MLS® # A2152356



Price	\$775,000
Sold Price	\$800,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,664
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	1923 9a Avenue Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0W6

Amenities

Parking Spaces	3
Parking	On Street, Triple Garage Detached

Interior

Interior Features	Laminate Counters, See Remarks
Appliances	Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2024
Date Sold	August 6th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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