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OTHER,RESIDENTIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale





Location
Calgary, Alberta



Listing ID:
30663

MLS ID:
A2219609

\$990,000



 **BARBARA STEHR**
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 First Place Realty
 403-547-8401

 708 75 Avenue SW, Calgary , Alberta T2V0S3

Transaction Type For Sale	Title Fee Simple	Days On Market 206
Business Type Other,Residential	Zoning R-CG	Subdivision Kingsland
Building Type Home-Based,Rooming House	Year Built 1957	Structure Type Other
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 3215HG
Building Area (Sq. Ft.) 1106.40	Building Area (Sq. M.) 102.79	Lot Size (Sq. Ft.) 5995
Lot Size (Acres) 0.14	Roof Asphalt Shingle	Heating Boiler
Lot Features City Lot,Landscaped,Near Public Transit,Near Shopping Center,See Remarks	Inclusions Fridges-3, stove, window coverings, washer, dryer, dishwasher	Restrictions Special Licensing Required
Reports Floor Plans,Information Package		

Welcome to this spacious and well-maintained 6-bedroom rooming house, ideally situated in a highly desirable and convenient location in Kingsland. Perfect for investors or those seeking income-generating potential, this property offers a functional layout with six private bedrooms, shared common areas, and a welcoming atmosphere for tenants. Ideal for home-based business with an office/bedroom with French doors near the front entrance. The home features a large, fully fenced yard—perfect for outdoor activities, gardening, or future expansion, along with an oversized single garage. Inside, you'll find a reliable and efficient boiler furnace system that ensures consistent heating throughout the colder months, adding to the property's long-term comfort and value along with a 40 gallon hot water tank for all your needs. Located close to public transit, shops, schools, and local amenities, and walking distance to the Rockyview Hospital, this property combines practicality with opportunity. Whether you're looking to generate rental income or house multiple occupants comfortably, this rental house checks all the right boxes. Don't miss out on this rare find in a great location!

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