

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

OTHER,RENTAL,RESIDENTIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale




Location
Calgary, Alberta



Listing ID:
29607


MLS ID:
A2197671

\$809,000



 **YAN GONG**
 (403) 816-6886

 RE/MAX House of Real Estate
 403-287-3880

 5806 Dalglish Road NW, Calgary , Alberta T3A 1K5

Transaction Type For Sale	Title Fee Simple	Days On Market 88
Business Type Other,Rental,Residential	Zoning R-CG	Subdivision Dalhousie
Building Type Rooming House	Year Built 1970	Structure Type Other
Property Type Commercial	Property Sub Type Multi Family	Legal Plan 6514JK
Building Area (Sq. Ft.) 1065.64	Building Area (Sq. M.) 99.00	Lot Size (Sq. Ft.) 3369
Lot Size (Acres) 0.08	Construction Type Stucco,Wood Frame,Wood Siding	Roof Asphalt Shingle
Foundation Poured Concrete	Heating Forced Air,Natural Gas	Lot Features Back Lane,City Lot
Access to Property Back Alley Access,Front and Rear Drive access,Direct Access,Major Shopping Nearby,Paved Road,Private	Inclusions Stove, Fridge, Dishwasher	Restrictions Special Licensing Required
Reports Floor Plans,Title		

Unlock Exceptional Rental Income property in the premier NW community Dalhousie! 10-Bedroom/3 Full Bathrooms Investment gem with high cash Flow & unlimited potential! Massive 10-bedroom layout ideal for multi-tenant or hybrid rental models. Current Long Term Monthly rental Income is about \$6,550-\$7,500. Dual Rental Strategies – Choose between long-term stability(Secondary Suite or Lodging House) or short-term higher gains (new owner can apply for a lucrative short-term rental Airbnb license—building permit doesn't need to be applied again). Turnkey Flexibility – Lodging House license(all the city required construction works have been completed and await only final inspection). Higher Efficiency Furnace, 2 hot water tanks and roof shingles were replace in 2017. Newer windows (facing West, South or East) and window wells. Upgraded glass sliding door shower stalls, newer vanity, newer toilet, newer faucets, newer white tiles on both floor and wall of kitchen and bathroom and living rooms, sound-proofing doors, and sound-proofing walls and ceilings, thicker insulation for all floorings, etc. Extra heating baseboards are installed in each bedroom. Sensor light switches installed in whole house. Cameras and smart locks installed. Prime location! Steps from Dalhousie C-Train Station, transit hubs, and top-ranked schools including Sir Winston Churchill High School. Walk to shopping centers (Walmart, Canadian Tire, Safeway), dining, banks, and amenities—renters and resale buyers will flock here. Capitalize on a family-friendly, transit-rich neighborhood that guarantees tenant demand. The half duplex is perfect for investors seeking versatility, high yields, and long-term appreciation. Act Fast—This Opportunity Won't Last!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.