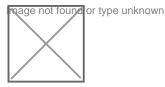


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## OTHER, RESIDENTIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**Calgary, Alberta

Listing ID:

30663

MLS ID: A2219609

\$990,000



**BARBARA STEHR** 

**(403)** 999-0334

First Place Realty

**403-547-8401** 

708 75 Avenue SW, Calgary , Alberta T2V0S3

**Transaction Type** 

For Sale

**Business Type** 

Other, Residential

**Building Type** 

Home-Based, Rooming House

Property Type Commercial

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Building Area (Sq. Ft.)

1106.40

Lot Size (Acres)

0.14

Lot Features

City Lot,Landscaped,Near Public Transit,Near Shopping Center,See

Remarks

Reports

Floor Plans, Information Package

Title

Fee Simple

**Zoning** R-CG

Year Built

1957

**Property Sub Type** 

Multi Family

Building Area (Sq. M.)

102.79

Roof

Asphalt Shingle

Inclusions

Fridges-3, stove, window coverings, washer, dryer, dishwasher

**Days On Market** 

161

Subdivision

Kingsland

**Structure Type** 

Other

Legal Plan

3215HG

Lot Size (Sq. Ft.)

5995

Heating

Boiler

Restrictions

Special Licensing Required

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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