

FOR SALE/ LEASE

2704 5th AVENUE NW



FOR SALE

FOR LEASE

SALE PRICE: \$749,900

SIZE: 1278 sq feet above grade

BEDROOMS: 3 bedrooms

BATHROOMS: 2 Bathrooms

POSSESSION: 30 Days/Negotiable

PROPERTY TAXES: \$4544 (2019)

UNFURNISHED: \$1900/Month

RENT UP: \$1100/Month

RENT DOWN: \$ 900/Month

AVAILABLE: Immediate



LILY CHAN
REALTOR
403.926.2000

Broker: Real Estate Professionals Inc.
#202, 5403 Crowchild Trail NW, Calgary, Alberta

ROMANIA LEO
PROPERTY MANAGER
403.816.2308

Broker: Real Property Management Central
300, 5 Richard Way SW Calgary, Alberta



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ROMANIA LEO

403.816.2308

ace@realpropertymgt.ca

www.rpmace.ca



Each Office Independently Owned and Operated. Broker: Real Property Management Central 300, 5 Richard Way SW | Calgary

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KITCHEN



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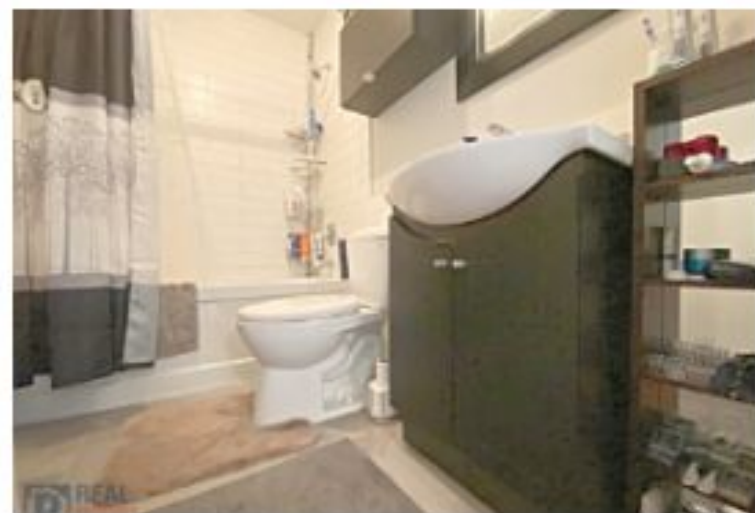
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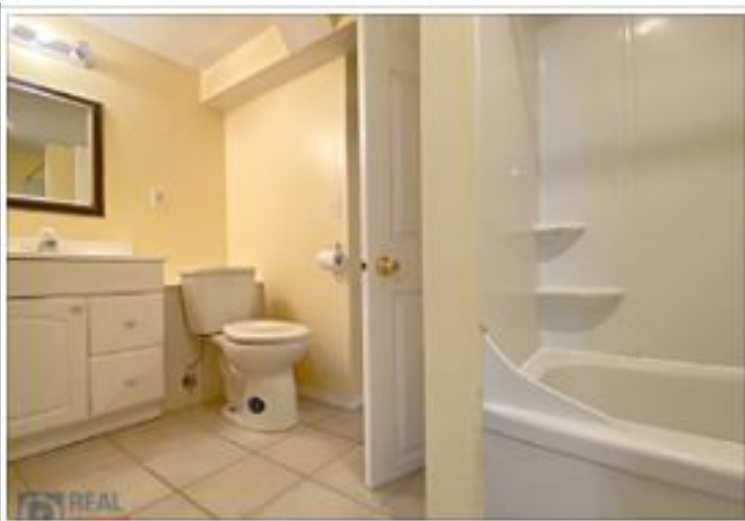
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BASEMENT



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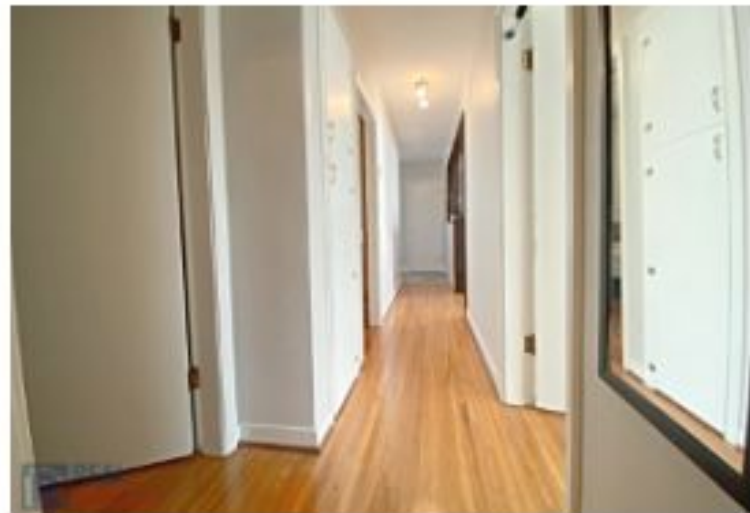
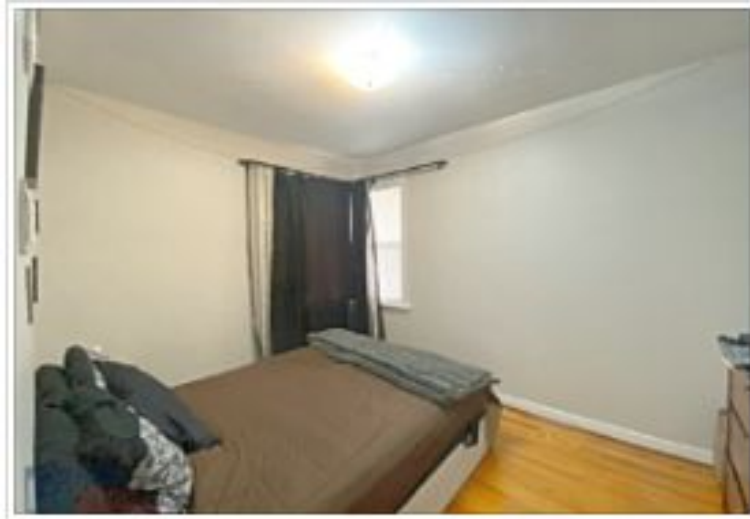
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The 2704 5th Ave. NW property is on 50'x120' corner lot in R2 zoning. The house is 1200 sq ft plus an attached unheated sun room and a single detached garage with an attached green house. I have been renting the house as two separate suites; mainfloor and basement suites with shared laundry facilities. With in the past 5 years, the Mainfloor has the following upgrades: New kitchen including plumbing, washroom including plumbing, windows, additional insulation in ceiling, upgraded electrical from city to house and trenched the wiring from the house to the garage, and painted walls. The basement suite was renovated 20 years ago and has been well maintained by good tenants. The roof is also about 5 years old. All the windows have been upgraded except for the bay window and small window in master bedroom. Let me know if you need specific dates as I will have to dig up the paper work. This place is ideal for someone to live upstairs and rent out downstairs as a mortgage helper. The master bedroom is large with a walk in closet. The other bedroom is smaller but can fit a single bed and a desk. The 3rd bedroom has been converted to a study as it has patio door leading to the sun room. The sun room is unheated but great for the summer nights when you want to sit outside and not too fond of mosquitoes. Also doubles as a guest room in the summer. And hardwood floor throughout with tiles in washroom and kitchen. It's a very comfortable home. Always had long term tenants because the house is comfortable. Current tenant will be leaving end of November. The tenant in the basement suite left Sept 30 and I did not get a new tenant as I want to sell this house and don't know how long it would take. This house is south facing with lots of sunlight shining through the front of the house and afternoon sun in the back. Being a corner lot, there's plenty of sunshine in the backyard. One of the tenants has started a garden and grew vegetables. It's a great house in an excellent location not affected by the surrounding new big houses. Also about 3 blocks from the river walkway and bike paths and a couple blocks to bus to downtown and university and only a few blocks from the hospital hence it's never short of medical students looking to rent. The house is in move in condition. Oh yes, plus a new water tank last year.

I've sent a note to Sunset Homes as they had inquire about my property at one time but have not heard from them yet. This house location is good for re-development but I think the ideal buyer would be a retired person wanting to live in a house with no stairs with a basement for mortgage helper if needed.