

# \$1,050,000 - 118 & 120 30 Avenue Nw, Calgary

MLS® #A2206367

**\$1,050,000**

6 Bedroom, 2.00 Bathroom, 2,058 sqft

Residential on 0.14 Acres

Tuxedo Park, Calgary, Alberta

Opportunity knocks: double the doors - double the returns! This side-by-side duplex is your ticket to cash flow income, long-term wealth and provides endless potential. An amazing chance to turn this property into 4 fully contained, rental assets in a matter of months. The interior has been meticulously maintained over the years and provides a great starting palette. Enjoy the original hardwood flooring, inviting living area with large windows + functional kitchen. These mirrored floor plans boast 1,029 sqft, 3 bedrooms + 1 bathroom upstairs on each side and a complete open concept layout in the basement. With private entrances to each lower level, this has huge possibilities written all over it. The recently replaced furnaces and hot water tanks on both sides add to the appeal. Don't miss the double garage + extended parking pad in the back, providing adequate space for all future residents. Situated on a full 50 X 120 foot lot, this is not only an intelligent rental investment but a smart land acquisition. You know enough to buy real estate based on location: here you are a block from Tuxedo Park, walkable to bus stops, close to all daily amenities and 10 minutes into the downtown core. Contact your favourite Agent to obtain all details pertaining to the renderings, plans and financial projections. Brand new RPR on order. Act quick on this one, quality duplex properties rarely make it to market. Click to watch the interactive feature video on YouTube!



Built in 1967

### Essential Information

MLS® #	A2206367
Price	\$1,050,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	2,058
Acres	0.14
Year Built	1967
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	118 & 120 30 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2M9

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Laminate Counters, Natural Woodwork, No Animal Home, See Remarks, Separate Entrance
Appliances	Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	82
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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