

422 40 Street NE
Calgary, Alberta

MLS # A2309318



\$554,999

Division:	Marlborough		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	728 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Insulated		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Irregular Lot, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: 2 stoves, 2 fridges, 2 washers, 2 dryers

TURNKEY INVESTMENT OPPORTUNITY in established NE Calgary — this fully renovated bi-level duplex has been rented consistently every year at \$3,000/month and is now vacant and move-in ready. *** Last tenants recently moved out — property is freshly cleaned, vacant and available for immediate possession June 30, 2026. A proven income-generating property with zero vacancy history. *** UPPER UNIT features 2 bedrooms | 4pc bathroom | Completely remodelled kitchen with new cabinets, counters & flooring | New bathroom flooring, tiling & cabinetry | Mirrored closet doors | All appliances included. *** LOWER ILLEGAL SUITE features 2 bedrooms | 3pc bathroom | Full kitchen | Rec room | Laminate flooring in bedrooms | In-suite laundry. Please note the lower illegal suite does not have development permits and is considered non-conforming — buyers to conduct their own due diligence regarding permits and compliance with the City of Calgary. *** OUTSIDE features a large detached garage (21.42 x 21.58 ft — 437 sq ft) | Fully fenced yard | Mature trees | Great curb appeal. *** Each unit includes its own stove, fridge, washer & dryer. *** Whether you are an investor looking for a proven rental or a savvy buyer looking to live in one unit and rent the other — this property delivers on every level. *** Seller is related to listing agent.