

# \$1,290,000 - 1716 & 1718 10 Avenue Ne, Calgary

MLS® #A2187974

**\$1,290,000**

0 Bedroom, 0.00 Bathroom, 1,780 sqft

Multi-Family on 0.11 Acres

Mayland Heights, Calgary, Alberta

**\*\* FULL DUPLEX SIDE BY SIDE \*\***

Welcome to this completely renovated, impressive property that features a total of 8 bedrooms and 4 full bathrooms. This is an incredible opportunity to purchase a move-in-ready property that has legal basement suites in both units. There are 2 bedrooms and 1 bathroom in the MAIN LEVEL UNITS and 2 bedrooms and 1 bathroom in the LEGAL BASEMENT SUITES. All units are completely renovated, equipped with separate furnaces and laundry, and stainless steel kitchen appliances. TANKLESS HOT WATER SYSTEM in both units 1716 & 1718. Each unit features bright, open living spaces with functional layouts. This property is situated on an approximately 8395 sq ft lot with a 60 ft front to 110 ft depth.

Mayland Heights is well known for its parks, schools, easy access to 16 Ave, Deerfoot Trail, great transit options, shopping malls nearby, and being conveniently located close to downtown.

Whether you're an experienced investor or just starting out, this property offers the perfect combination of location, value, and opportunity. Don't miss your chance to own this unique duplex in one of the city's most sought-after neighborhoods



Built in 1959

## Essential Information

MLS® #	A2187974
Price	\$1,290,000
Bathrooms	0.00
Square Footage	1,780
Acres	0.11
Year Built	1959
Type	Multi-Family
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Active

## Community Information

Address	1716 & 1718 10 Avenue Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0Y1

## Amenities

Parking Spaces	4
Parking	Off Street

## Interior

Interior Features	Granite Counters, See Remarks, Quartz Counters, Separate Entrance, Tankless Hot Water
Appliances	Dishwasher, Refrigerator, Window Coverings, Electric Range, Microwave Hood Fan, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features	None
Lot Description	Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle

Construction	Wood Frame, Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 18th, 2025
Days on Market	112
Zoning	R-CG

**Listing Details**

Listing Office	PREP Realty
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