

# \$999,999 - 4649 70 Street Nw, Calgary

MLS® #A2222307

**\$999,999**

4 Bedroom, 3.00 Bathroom, 1,527 sqft

Residential on 0.23 Acres

Bowness, Calgary, Alberta

**\*\*\*INVESTOR ALERT\*\*\*VIRTUAL TOUR + VIDEO AVAILABLE\*\*\*** Just under 10,000 SF | CORNER LOT | PROPOSED REDEVELOPMENT PLAN UP TO 12 UNITS | Quiet Tree-lined Neighborhood Close to Bow River | Full Duplex\*\*\*

Welcome to 4649 70 St NW, a FULL DUPLEX with 2 units side by side (4647 & 4649). It is sold on ONE TITLE (you can apply for subdivision through City if needed). But they do operate separately when it comes to living purposes. Each side has its own entrance, backyard, kitchen, washer/dryer, furnace & hot water tank, and even its own meters. An OVERSIZED DETACHED DOUBLE GARAGE + Driveway + Side Open Space can accommodate up to 6 VEHICLES PARKING at the same time. FREE Street Parking around the property is widely available as well. Your plan for this property could range FROM living on one side and renting out the other as mortgage helper, TO renting both sides for maximum cash flow and holding for value increase (currently both tenanted), TO redeveloping immediately after possession (a proposed redevelopment plan is attached for your reference)!

**\*\*4647 Side:** 2 Beds + 1 Full Bath on the main level with basement as a giant STORAGE + ENTERTAINMENT space (with potential to be developed as 1 Bed + 1 Bath). NEW hot water tank from 2024. Beautifully maintained large



backyard.\*\*

\*\*4649 Side: 2 Beds + 1 Full Bath on the main level with basement accommodating another 1 Flex Space (currently used as a Bedroom) + 1 Full Bath. The Garage is also on this side adjacent to the backyard.\*\*

The ENTIRE ROOF including GARAGE ROOF has been fully replaced in 2019. Some of the older windows have been changed during the current ownership as well. Overall, it is in good livable status opening to all sorts of possibilities! Talking about convenience, it is close to COP, Hospitals, University, Bow river, and all other amenities. Opportunities to combine steady income with substantial upside like this rarely surface! Bring your offer to secure this opportunity before it is gone!

Built in 1956

### Essential Information

MLS® #	A2222307
Price	\$999,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,527
Acres	0.23
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	4649 70 Street Nw
Subdivision	Bowness
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3B 2K7

### Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

### Additional Information

Date Listed	May 28th, 2025
Days on Market	2
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage Benchmark
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