

# \$1,225,000 - 1923 9a Avenue Ne, Calgary

MLS® #A2263680

**\$1,225,000**

7 Bedroom, 4.00 Bathroom, 1,669 sqft

Residential on 0.14 Acres

Mayland Heights, Calgary, Alberta

Investor Alert! Fully Renovated Side-by-Side Duplex with Legal Basement Suites on a Prime Corner Lot in Mayland Heights offers excellent potential for generating four separate income-producing units.

Each side of this extensively renovated duplex features 2 good size Bedrooms up, large Livingroom with plenty of natural light, fresh paint, new flooring, new kitchen cabinets, quartz counter tops and an island, new lighting, in-suite laundry, new bathrooms with a soaker tub and new windows.

The fully renovated basement suites have a separate entrances and feature 2 bedrooms, and a fully renovated bathroom, Large windows – ideal for tenants or multi-generational living. plus a great common area and a gas line hook up. Three generous size garages provide ample parking and storage with plenty of on street parking for visitors.

New roof and eaves on both the home and garage (2013)

New furnaces (unit 1919 in 2018 and 2025  
Unit 1923 in 2010 and 2025)

On-demand hot water system in unit 1919 (2018)

Upgraded electrical panels on unit 1919 and 1923 to 100 amp service

Conveniently located near shopping, schools, transit, and other essential amenities, this property is a rare find – duplex under one title loaded with revenue potential.



With legal suites and separate basement entrances, this property is perfectly designed for investors looking to maximize rental income.

Don't miss out on this unique investment opportunity!

Schedule your private viewing today and explore all the possibilities that this great property has to offer!!

Built in 1959

### **Essential Information**

MLS® #	A2263680
Price	\$1,225,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	1,669
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	1923 9a Avenue Ne
Community	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0W6

### **Amenities**

Parking Spaces	5
Parking	Alley Access, Garage Door Opener, Secured, Triple Garage Detached

# of Garages 3

### Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Quartz Counters, Separate Entrance

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Stove(s), Tankless Water Heater

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full, Suite, Exterior Entry

### Exterior

Exterior Features Other, Private Entrance

Lot Description Back Lane, City Lot, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape, Few Trees, Level

Roof Asphalt Shingle

Construction Brick, Concrete

Foundation Poured Concrete

### Additional Information

Date Listed October 11th, 2025

Days on Market 1

Zoning R-CG

### Listing Details

Listing Office RE/MAX House of Real Estate

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