

# \$650,000 - 775 130 Avenue Sw, Calgary

MLS® #A2204801

**\$650,000**

5 Bedroom, 3.00 Bathroom, 1,157 sqft  
Residential on 0.14 Acres

Canyon Meadows, Calgary, Alberta

Welcome to 775 130 Ave in highly sought after Canyon Meadows! Located a short walk from the transit station, and seconds to bus stops, this 5 bed, 2.5 bathroom property with detached double garage is a fantastic option for turnkey buy-and-hold investors as well as those looking for a mortgage helper. With \$2400/mo rent + \$300/mo utilities main level income (recently signed for another year) with market rent for non-conforming basement suites in the area at \$1500/mo + utilities, this home has strong potential cash flow at 20% down. The basement will be vacant May 1 if there is desire to renovate and legalize, or if you wish to live in the property and save money on your mortgage, the main level tenants have been there for over 7 years without missing a month. There is also potential for redevelopment to build 4 townhomes thanks to the extra wide 57'x110' corner lot. Recent work includes roof (2018), furnace (2023), recent plumbing inspection with upgrades and remediation, fences less than 5 years ago, and new drywall and baseboards in the laundry room which will be completed in the next week. Stove on the main level will also be replaced prior to possession. Canyon Meadows is one of the most rentable communities in Calgary, with great road access, walking and biking paths, and fantastic transit access for tenants. This is a great opportunity to get into the Canyon Meadows rental market for well under recent market values in the area. Book your showing



today!

Built in 1975

### Essential Information

MLS® #	A2204801
Price	\$650,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,157
Acres	0.14
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	775 130 Avenue Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W2C2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

### Interior

Interior Features	No Smoking Home, Pantry, Separate Entrance, Storage, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Awning(s), Covered Courtyard, Private Yard, Barbecue
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 22nd, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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