

# \$1,195,000 - 1923 9a Avenue Ne, Calgary

MLS® #A2263680

**\$1,195,000**

8 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. A total of 8 Bedrooms, 4 furnaces, 3 garage parking spaces and a total living area of 3,214 square feet

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          | \$1,195,000            |
| Bedrooms       | 8                      |
| 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 |
| Subdivision | Mayland Heights   |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E 0W6           |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 5                                                                 |
| Parking        | Garage Door Opener, Alley Access, Secured, Triple Garage Detached |
| # of Garages   | 3                                                                 |

## Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Separate Entrance |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Tankless Water Heater                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | None                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Finished, Full, Exterior Entry, Suite                                                                                                                        |

## 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 | 16                 |
| Zoning         | R-CG               |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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