

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

MLS® #A2263680

\$1,225,000

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	\$1,225,000
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	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, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Vinyl Windows, Storage
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, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscape, Corner Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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