

# \$520,000 - 7002 54 Avenue Nw, Calgary

MLS® #A2219703

**\$520,000**

5 Bedroom, 3.00 Bathroom, 976 sqft

Residential on 0.08 Acres

Silver Springs, Calgary, Alberta

Vacant and ready for your next tenant—or two! This half-duplex in Silver Springs is a rare find for investors looking for immediate upside and strong rental potential. With a flexible layout and existing separation via a private entrance, this property offers the ability to generate up to \$3,300/month in rental income. Upstairs includes three bedrooms and a full bathroom, while the basement features two large private rooms, each with their own ensuite. Turn this into a live up and rent down home! The rear bedroom area is already plumbed and set up to function as a nearly self-contained unit—just one wall away from being fully independent.

With 976 sq ft on the main level and another 800 sq ft in the developed basement, there's ample space for tenants and excellent utility as a long-term or short-term rental property. Investors will appreciate that the heavy lifting is already done. Live in one unit and rent the other, or set up two separate tenancies with shared laundry—this is a versatile income property that gives you options.

Located on a quiet street in established Silver Springs, this property is just minutes to the community outdoor pool, shopping at Crowfoot Crossing, transit, parks, and pathways along the Bow River. Crowchild Trail and Stoney Trail are easily accessible, offering quick connections across the city or out to the



mountains. Whether you’re building your portfolio or entering the market with your first investment, this opportunity checks the boxes for location, layout, and potential.

Built in 1975

**Essential Information**

MLS® #	A2219703
Price	\$520,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	976
Acres	0.08
Year Built	1975
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	7002 54 Avenue Nw
Subdivision	Silver Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4C3

**Amenities**

Parking Spaces	1
Parking	Off Street, Parking Pad

**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

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

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Low Maintenance Landscape
Roof	Tar/Gravel
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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