A Property For Your Consideration . . .

Presented by: Matthew Dekort
MAXWELL SOUTH STAR REALTY
matthew.dekort@gmail.com
Phone: 403-680-2729
Web: http://www.matthewdekort.com

Forest Heights — 4509 FORDHAM CR SE — $ 297,900

MLS#: C3416298 Status: Active

Residential Detached Single Family

Style: Bungalow

Bedrms: Above: 3/ Ttl: 5

Baths F/H: 3

Rooms Above: 9

Floor Area: 1080.7 SqFt/100.40 SqM

Year Built: 1960

Taxes/Yr: $1,492/ 2009

Possession: 30 Days-neg/tenant

Frntg X Depth: 15.50 X 33.50 m
Fireplace:
Parking: 4
Garage Dim:
Basement: Full
Basement Dev: Fully Finished, Suite

Lot Dimen:
Fireplace:
Parking: Off Street, Rear Drive Access, On Street
Condo Fee:

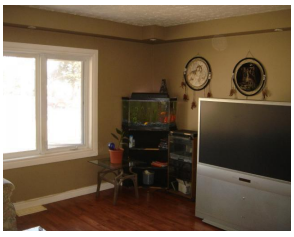
Cash Flow alert. Renovated home with 3 suites; main floor and 2 lower (illegal) suites, one bachelor and a one bedroom. The main floor suite has been nicely renovated and boasts upgraded flooring with rich oak hardwood throughout the living room, dining, and bedrooms and ceramic tiles in the kitchen and bath. New windows, updated lighting, renovated bathroom, oak kitchen cabinetry, and the open living/dining/kitchen area all contribute to a great main level. Ample parking in the back and common laundry in the lower level. While the top level is rented for $1000 (they pay utilities), the lower level is the real money maker here (bach $600, one bed $700, both with own 4piece baths), leaving massive positive cashflow. Live up and essentially pay no mortgage, or live down and have extra cash, or for the savvy investor.

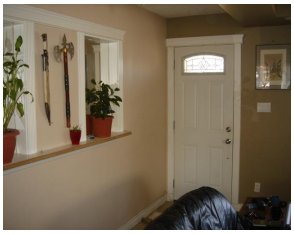
Directions:

Goods Incl: Refrigerators-Two, See Remarks, Stove-Electric, Dishwasher-Built-In

Features: Vinyl Windows

Amenities: Appliances Included, Fenced





Virtual Tour: http://www.cashflowcalgary.com/
Brochure: http://www.cashflowcalgary.com/