

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

MLS® #A2263680

\$1,195,000

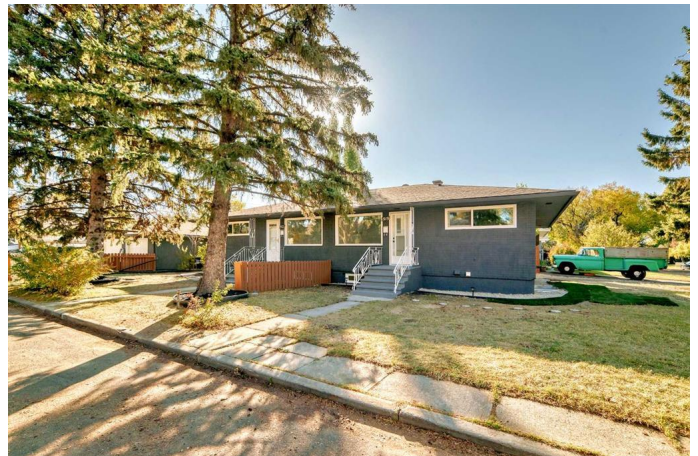
8 Bedroom, 4.00 Bathroom, 1,669 sqft

Residential on 0.14 Acres

Mayland Heights, Calgary, Alberta

1919 & 1923 9A Avenue NE | Fully Renovated Side-by-Side Duplex with Legal Basement Suites and a Triple Garage on a Prime Corner Lot in Mayland Heights offering excellent income-producing results. Tenant interest in renting these units has been overwhelmingly good! 1919 upper lease \$1700 + 60% utilities until October 31, 2026. 1919 Lower unit Lease is \$1385 per month + 40% utilities until October 31, 2026. Both units here will get 1 garage space each.

1923 basement tenancy: Fixed term lease from November 15th 2025 to November 30th 2026, Total monthly payment: \$1550.00, \$1385 (rent), \$15 (pet fee for 1 cat), \$150 (1 single garage), Deposit: \$1585, \$1385 (damage deposit), \$200 (pet deposit refundable), 40% utilities payable for 1923. Each side of this extensively renovated duplex features 2 good size Bedrooms up, large living room 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, a fully renovated bathroom, Large windows brand new kitchens and in-suite laundry – 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 – Full 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
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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, Storage, Tankless Hot Water, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Tankless Water Heater, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other, Private Entrance
Lot Description	Back Lane, City Lot, Corner Lot, Front Yard, Lawn, Level, Low Maintenance Landscape, Few Trees
Roof	Asphalt Shingle
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2025
Days on Market	35
Zoning	R-CG

Listing Details

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