



THE
A-TEAM

**RE/MAX
FIRST**

2925 12 Avenue, Calgary T3C 3T3

MLS® #: **A2103420**

Area: **Shaganappi**

Listing Date: **01/24/24**

List Price: **\$4,199,999**

Status: **Pending**

County: **Calgary**

Change: **-\$37,800k, 24-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2022**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **4,566**
Low Sqft:
Ttl Sqft: **4,566**

DOM

116
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style: **Townhouse**

Parking

Ttl Park: **5**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> <u>Legal/Tax/Financial</u>	<u>Level</u>	<u>Dimensions</u>
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Title:
Fee Simple
Legal Desc:

7237FO

Zoning:
M-C2

Remarks

Pub Rmks: **Shag 5 combines thoughtful design with a favorable location within the community of Shaganappi Point. The transit-oriented project is comprised of 10 units and is fully leased. Fully leased at market rents as of October 2023 9.2% increase in the average effective rent Y-O-Y Rapidly shrinking vacancies and no provincial control on rent increase led to the fastest rent growth the metro has seen since 2008. Total Number of Units 10 Year Built 2022 Parking: 5 covered stalls with ample street parking Zoning: M-C2 Number of Stories: 2.5 Occupancy: 100% Financing: CMHC assumable at 4.47% (conditions apply) Site Area: 712 sm (7672 sqft / 0.071 ha)**

Inclusions:
Property Listed By:

Building Footprint: 424 sm (4566 sqft)
all units come with a washer, dryer, fridge, and stove.
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





