



THE
A-TEAM

**RE/MAX
FIRST**

620 2 Street, Calgary T2E 3G1

MLS® #: **A2121847**

Area: **Crescent Heights**

Listing Date: **04/10/24**

List Price: **\$2,699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
Sub Type: **4 plex**
City/Town: **Calgary**
Year Built: **2018**
Lot Information
Lot Sz Ar: **6,103 sqft**
Lot Shape: **31.01 M 101.81**

Finished Floor Area

Abv Sqft: **6,408**
Low Sqft:
Ttl Sqft: **6,408**

DOM

39
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style: **2 Storey**

Parking

Ttl Park: **8**
Garage Sz: **1**

Access:
Lot Feat: **Corner Lot**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating:
Sewer: **Public Sewer**
Ext Feat:

Construction:
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Public
Fnd/Bsmt:
Poured Concrete

Kitchen Appl:
Int Feat: **Closet Organizers,Kitchen Island,Open Floorplan**
Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------|--------------|-------------------|---------------------|--------------|-------------------|
| | | | Legal/Tax/Financial | | |

| | | | |
|-------------------|--------------|-------------|--|
| Title: | | Zoning: | |
| Fee Simple | | M-CG | |
| Legal Desc: | 1332N | | |

Remarks

Pub Rmks: **ATTENTION INVESTORS | EXCELLENT REVENUE GENERATING INNER CITY 4 PLEX | VERY RARE OFFERING! |2018 NEW BUILD | This multi-use offering is located in one**

of Calgary's most sought after communities, Crescent Heights, in the heart of Calgary. Resting amongst some of the city's most prestigious communities such as Rosedale, Hillhurst and its own community Crescent Heights.. This opportunity is on a fantastic, quiet residential street with a short walk to public transit, 10 minutes to the Downtown Core, one block from the iconic Peter's Drive in, Golfing, minutes to award winning restaurants, Peace Bridge, River Pathways , Bridgeland Shopping and quick access to Deerfoot Trail, 16th Avenue and Edmonton Trail providing connectivity to all quadrants of the City. All 4 suites have private front entrances & garages, they are on separate metres, have insuite laundry, separate furnaces & water tanks. Each unit has 3 bedrooms, 3.5 baths, laundry, patio, open kitchen, living room and dining room.

Inclusions:

Property Listed By:

Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/dryer, Window Coverings
Real Broker

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





