



THE
A-TEAM

**RE/MAX
FIRST**

3232 19 Avenue, Calgary T2B0A5

MLS® #: **A2122385** Area: **Southview** Listing Date: **04/12/24** List Price: **\$999,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
Sub Type: **4 plex**
City/Town: **Calgary**
Year Built: **1971**
Lot Information
Lot Sz Ar: **7,577 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **624**
Low Sqft:
Ttl Sqft: **624**

DOM

37
Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style:

Parking

Ttl Park: **4**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl: **Oven, Refrigerator**
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple**
Legal Desc: **7992JK**

Zoning: **M-C1**

Remarks

Pub Rmks: **Property is a legal 4-plex on a large lot on a pretty Southview street. Photographs are for Unit "D" currently a successful AirB&B. Three units have long term renters with a stated gross income \$6100 (TBV) + tenant pay utilities (all separate meters). Total living space per unit is a spacious 1188 ft2, each private unit (one on each corner) has 3 large basement bedrooms and 4 pc bath and their own parking stall. Good setup and solid income in a family friendly location near shopping on 17th, all levels of schools, express transit with lots of greenspace nearby. Southview is close to the core with all the recent infrastructure projects makes for a great**

Inclusions:
Property Listed By:

future ROI with net positive income! Invest in Calgary's phenomenal growth or live in one unit while the others pay your mortgage!
AirB&B furniture negotiable (Unit D)
RE/MAX First

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





