2816 18 Street, Calgary T2T 1K1

MLS®#:	**A2135655**	Area:	**South Calgary**	Listing Date:	**06/01/24**	List Price:	**$1,399,900**
Status:	**Active**	County:	**Calgary**	Change:	**-$100k, 30-Aug**	Association:	**Fort McMurray**

General Information
Prop Type: **Multi-Family**
Sub Type: **Full Duplex**
City/Town: **Calgary**
Year Built: **1959**

Lot Information
Lot Sz Ar: **5,242 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,871**
Low Sqft:
Ttl Sqft: **1,871**

DOM
107

Layout
Beds: **0**
Baths: **0.0 (0 0)**
Style: **Side by Side**

Parking
Ttl Park: **2**
Garage Sz:

Utilities and Features

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

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **4479P**

Zoning:
M-C1

Remarks

Pub Rmks: **Welcome, to one of the best investment opportunities in South Calgary. This Detached 4-plex with two illegal suites is situated on a 125 X 42 ft M-C1 corner lot, located in the heart of South Calgary. All 4 units are 2 bedrooms with 1 4pc bath and the oversized double detached garage is rented out separately. Excellent revenue property with over $8,000 monthly gross income so rent, hold, or redevelop. This property has a prime inner-city location perfectly situated between Marda Loop and 17th Ave. In a city where location is everything, you can walk to downtown and have quick access to U of C, Mount Royal, hospitals, and major traffic routes. This is a rare opportunity to own a revenue property, on a spacious lot, in one of the most sought-after neighbourhoods in all of Calgary.**

Inclusions: **None**

Property Listed By: **CIR Realty**

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