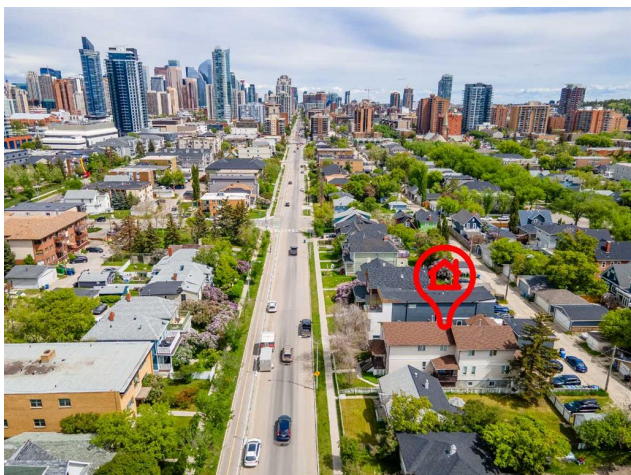


1727 12 Avenue, Calgary T3C 0R5

MLS®#: **A2139139** Area: **Sunalta** Listing Date: **06/07/24** List Price: **\$1,299,999**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**  
 Sub Type: **4 plex**  
 City/Town: **Calgary**  
 Year Built: **1912**  
Lot Information  
 Lot Sz Ar: **4,876 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,012**  
 Low Sqft:  
 Ttl Sqft: **3,012**

DOM  
**101**  
Layout  
 Beds: **0**  
 Baths: **0.0 (0 0)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **4**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat:  
 Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat:  
 Utilities:  
 Construction:  
 Flooring: **Carpet,Laminate,Vinyl**  
 Water Source:  
 Fnd/Bsmt:

Room Information

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

Title: **Fee Simple** Zoning: **M-CG d111**  
 Legal Desc: **5380V**

Remarks

Pub Rmks: **Prime location and revenue generating property in desirable community of Sunalta, within walking distance to Sunalta C-Train station and a lots of shopping/dining**

options. Also close to some of Calgary's best schools (Western Canada, Mount Royal, Sacred Heart), and nearby tennis courts for active living. This well maintained 2 storey, four unit building is zoned M-CG d111 with potential monthly revenue over \$7000 City assessment as 4-plex available. Both 2 storey units feature 3 bedrooms and laundry; one with a full bath and 2 pc en suite; the other with a full bath, 3 pc en suite, and 2 pc powder room on the main floor. Basement units (2 bed/1 bath and 1 bed/1 bath) include private access from common entry way/landing and shared laundry room. 4 parking stalls accessible from rear laneway. Exceptional revenue and/or development value

Inclusions:

N/A

Property Listed By:

Royal LePage METRO

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